



**BOARD OF SUPERVISORS  
WARRINGTON TOWNSHIP  
MINUTES FOR OCTOBER 10, 2023 - 6:00 PM**

**The written minutes are a summary of Board of Supervisors meeting. For a complete video visit the Township's website, [www.warringtontownship.org](http://www.warringtontownship.org).**

**This meeting was held hybrid both in person at the Township building and via Zoom link. The recorded meeting can be viewed the day after through the Township's website, [www.warringtontownship.org](http://www.warringtontownship.org)**

Supervisors: Chair, Fred Gaines; Vice Chair, Ruth Schemm, Member; Michael Diorka, Member; Vanessa Maurer, Member; Andrew Macaulay, Member

Staff present: Barry Lubber, Township Manager; Christian Jones, Assistant Township Manager; Vicki Kushto, Esquire, Clemons Richter Reiss, Township Solicitor; Tom Zarko, Township Engineer; Chief Daniel J. Friel; Tracey Inman, Executive Assistant; Laura Koshy, Administrative Assistant

**1. CALL TO ORDER** Call to Order Mr. Gaines called the meeting to order at 6:01pm

**2. PLEDGE OF ALLEGIANCE**

There were a total of 21 people both in person and Zoom. The meeting is also "streamed" on the Warrington Township TV channel, so other interested parties are always welcome to watch the meeting using this option.

**3. EXECUTIVE SESSION** – Mr. Gaines reported that there was an Executive Session held on October 2 to discuss Tommy's Car Wash and police personnel matter.

**4. BUDGET WORK SESSIONS:**

a. Police Department Personnel Requests

Chief Friel requested that two additional police officers be hired in 2024 to bring the police department up to staffing compliancy. Chief Friel advised that several police officers would be retiring and stressed the need to fill those positions. Chief Friel also advised the need to hire a Media Evidence Clerk. After discussion with the Board of Supervisors, Chief Friel requested that the Board of Supervisors consider the request.

b. Capital Improvement Plan/Projects

Mr. Luber discussed the Capital Improvement Plan (CIP). Items discussed included Palomino Farms, road paving, 2024 projects and Kings Park rehab.

**5. PUBLIC COMMENT** *(The Board will hear from any interested resident or taxpayer who would like to comment on an item not on this evening's agenda. Respondents are asked to keep their comments to 3 minutes. Please sign in.)*

**Michael Smith- 2148 Palomino Drive-** Mr. Smith is concerned about increased traffic on his street and would like a permanent solution to the problem. Mr. Smith was encouraged to attend the next Traffic Meeting on November 9<sup>th</sup> at 5:00pm.

**Denise Glover- 2145 Greyhorse Drive-** Ms. Glover asked the Board for assistance regarding increased traffic on Palomino Drive. Ms. Glover inquired about the possibility of speed bumps. Ms. Glover was advised to contact Mr. Luber to discuss the issues.

**6. PUBLIC HEARING:**

Ms. Maurer moved to adjourn the meeting at 7:25pm. Ms. Schemm seconded the motion and the motion passed with a 5-0 vote.

Ms. Schemm moved to open the Conditional Use Hearing for Park at Westminster L.P. Ms. Maurer seconded the motion and the motion passed with a 5-0 vote.

The Board discussed the property located at 600 Valley Road, Warrington, PA 18976 is identified as TMP 50-35-16. The Application seeks approval pursuant to §370-417.C.1 of the Zoning Ordinance, to construct an additional B9 Midrise apartment building in the CR Commercial Residential Zoning District at the Park at Westminster Apartment Complex which already contains 5 midrise apartment buildings.

**Resident(s) seeking party status to the hearing:**

Eric Lavelle- 783 Lorraine Drive

Questions from the Board:

How tall would the building be, how many parking spaces will be added, have the residents in the community been contacted regarding the proposed property and will there be additional lighting.

Responses were:

The building would be three stories tall, there are currently 459 spaces with 63 more proposed, the residents were not contacted and there will be no additional lighting.

**Mr. Lavelle**, having party status, inquired about screening and buffering of the properties that are adjacent to the applicant's property.

Public Comment on Hearing:

**Rich Birett- 788 Triumphe Way-** has issues with the LED lighting brightness, also has concerns with flooding on adjacent properties, containers that are stored on the property and motorized vehicles that use paths behind the applicant's property. Would like to see measures put in place to prevent motorized vehicles from using the paths behind the property.

**Laura Goldberg- 1700 Larue Lane-** Ms. Goldberg addressed the level of noise coming from the property in the middle of the night and advised that she is averse to additional construction.

**Angela Perry- 773 Lorraine Drive-** advised that people cut through her side yard, and that she is worried about increased traffic. Ms. Perry also stated that there are dead ash trees along the property line that have never been replaced, and that the applicants have not been good neighbors. She also advised that she would have appreciated it if the applicants had spoken to the neighbors to get their feedback.

**Sharon Walbridge- 919 Partridge Place-** Ms. Walbridge who participated remotely, commented that she feels Warrington doesn't need more apartments, but they need more police.

**Joe Perry- 773 Lorraine Drive-** Mr. Perry clarified the location of the storage containers at the corner of the property.

Ms. Maurer moved to adjourn the Conditional Use Hearing. Ms. Schemm seconded the Motion and the motion passed with a 5-0 vote.

Ms. Maurer moved to reopen the Public Meeting at 8:43pm. Ms. Schemm seconded the motion and the motion passed with a 5-0 vote.

## 7. OLD BUSINESS:

Prior to discussing the Conditional Use Application for Olympus Pines, Mr. Macaulay announced that an Executive Session was held on October 2nd to discuss Tommy's Car Wash and a police personnel matter.

- a. Consider Conditional Use application for Olympus Pines, LLC c/o Michael Cianelli for property located at 529 and 541 Easton Road, Warrington, PA 18976 and identified as TMP 50-32-45 and 50-4-32-46. The Application seeks approval pursuant to §370-

425.4.F of the Zoning Ordinance, to allow an E8 Car Wash in the BZ Business Zone Zoning district. Continued from July 25, 2023.

After discussion, and on the recommendation of Ms. Kushto, there was a consensus among the Board of Supervisors to deny approval for the Conditional Use Application as the applicant failed to address a list of items required for approval. Ms. Kushto made a suggestive motion for denial based on the following: Minimum requirements of the Zoning Ordinance, building setback along Easton Road, disturbance of greater than 50%, anticipated traffic impact, failure to address the Ordinance requirements outlined in the CKS Engineers review letter dated August 28, 2023, and failure to address the comments in the McMahon Associates review letter dated August 30, 2023.

Ms. Maurer made a motion to deny approval and Ms. Schemm seconded the motion. The motion passed with a 5-0 vote.

**8. NEW BUSINESS:**

- a. **Consider a Resolution proclaiming October Dysautonomia Awareness Month**  
Ms. Schemm read the Proclamation and thanked Mike McKean whose children are afflicted with the disease.

Ms. Schemm made a motion to pass the Resolution. Mr. Macaulay seconded and the motion passed with a 5-0 vote.

**9. SUPERVISOR COMMENTS:**

**Mr. Macaulay-** 1) Advised that in conversations with residents, they would like to continue with the current plan of the road maintenance budget, especially at older locations in the Township.

**Mr. Diorka-** 1) Agreed with Mr. Macaulay that the road maintenance budget should be maintained. 2) Questioned how the DART program was going and whether or not it would be extended- In response to the questions about DART, Mr. Luber provided clarification on the schedule. 3) Requested that proclamations be moved to the beginning of meetings. 4) Inquired if businesses operating for extended lengths of time are recognized by the Township.

**Ms. Schemm-** 1) Advised that the Bird Town presentation will be held on October 11, 2023. 2) Announced that the Lions Pride Park Uplift Project will be held on November 8, 2023. 3) Advised that the County has updated their web page with more mental health information.

**Ms. Maurer-** Ms. Maurer had no comments.

**Mr. Gaines-** Mr. Gaines had no comments.

#### 10. MANAGER'S REPORT:

- a. Mr. Luber welcomed new Township Executive Assistant and Secretary to the Board of Supervisors, Tracey Inman.**

Mr. Luber also thanked Chief Friel's Administrative Assistant Brittney Walsh for her assistance with the Right To Know's over the past two months. Mr. Luber also thanked Laura Koshy for her assistance in the interim prior to Ms. Inman being hired.

- b. Titus Elementary School's second grade classes visited the Township building to learn about municipal government.**

Mr. Luber presented a short video commemorating Titus Elementary School's second grade classes that visited the Township building to learn about municipal government.

- c. Consider of a Zoning Hearing Board application for Park at Westminster.**

Mr. Gaines made a motion to consider a Zoning Hearing Board application for Park at Westminster provided that certain conditions that must be met. Mr. Diorka seconded the motion and the motion passed with a 5-0 vote.

Mr. Luber suggested amending tonight's agenda to include discussion of a Special Meeting of the Board of Supervisors on October 17, 2023. After discussion it was decided that the Board needed additional time to coordinate scheduling to discuss goals for 2024. No Amendment was made.

#### 11. ENGINEER'S REPORT:

- a. Consider approval of a Change Order for the Municipal Complex Access Driveway Project, Contract No. 4230-3, in the amount of \$7,054.06.**

Ms. Schemm made a motion to approve the change order. Mr. Macaulay seconded the motion and the motion passed with a 5-0 vote.

#### 12. SOLICITOR'S REPORT:

- a. Consider extension of time for conditional use decision for Warrington Easton, LLC for the proposed Wawa at 550 Easton Road**

Mr. Gaines made a motion to extend the time for the conditional use decision. Ms. Schemm seconded the motion and the motion passed with a 5-0 vote.

**13. CONSENT ITEMS:**

Ms. Maurer requested that item e. be removed from the agenda. Mr. Macaulay advised that he had a correction to the minutes listed as item a. After discussion it was decided that item a. would be removed and corrected and submitted for approval at the meeting on October 24, 2023.

- a. Consider approval of Minutes from September 12, 2023, Board of Supervisors meeting
- b. Consider approval of the Bill List from September 27, 2023 to October 10, 2023 in the amount of \$2,532,805.01
- c. Consider appointment of Tracey Inman as Warrington Township Secretary to the Board of Supervisors and as Right to Know Officer
- d. Consider an amendment to the Township Fee Schedule
- e. Consider approval of the change order for the Lindy Community Center to FW Houder, Inc. for \$11,382.61

Prior to the approval of the Consent Item, Ms. Maurer had asked for clarification on the cost of the change order.

Ms. Maurer made a motion to approve Consent Items b through d. Ms. Schemm seconded the motion and the motion passed with a 5-0 vote.

After discussing Consent Item e. the Board moved forward with approval.

Mr. Gaines made a motion for the change order for the Lindy Community Center. Ms. Maurer seconded the motion and the motion passed with a 5-0 vote.

**ADJOURNMENT**

The meeting was adjourned at 9:29pm.

Respectfully Submitted

  
Tracey A. Inman, Board Secretary