



**Warrington Township  
Master Plan Ad Hoc Committee  
Minutes of the Meeting  
October 20, 2022**

Call To Order, Pledge of Allegiance: Christian Jones, Warrington Township Assistant Manager, called the meeting to order at 5:45 pm. Mr. Jones led those present in the Pledge of Allegiance.

Present were:

Christian Jones, Warrington Township Assistant Manager  
William Connolly, Vice Chairman, Warrington Township Planning Commission; Vice Chairman  
Warrington Township Open Space and Land Committee  
Eileen Albillar, Warrington Township Supervisor  
Lynn Laurelli, Warrington Township Environmental Advisory Council Member  
Joanne Mancini, Warrington Township Park and Recreation Board Member

Also present were Vincent Kelly, Ivy Ross, Barbara Brown, Ilka Werner, Ruth Schemm, Rick Weiss, Mike Diorka, Fred Gaines, Patricia Tuberty and Brian Tuberty, all members of the public

1. Old Business: None
2. New Business: Appointment of chairperson, vice chairperson, and secretary
  - a. Ms. Albillar made a motion, seconded by Ms. Laurelli to nominate Mr. Connolly as the Committee chairperson. No other nominations were submitted. This motion was approved by all members of the Committee.
  - b. Mr. Jones made a motion, seconded by Mr. Connolly to nominate Ms. Albillar as vice chairperson. No other nominations were submitted. This motion was approved by all members of the Committee.
  - c. Ms. Laurelli volunteered to be Committee secretary. This motion was seconded by Ms. Albillar. No other nominations were submitted. All members of the Committee approved the appointment. Ms. Laurelli began taking the minutes of the meeting.

Mr. Connolly asked each member of the Committee to provide a brief introduction. Mr. Connolly then asked members to complete the following tasks:

Determine the mission and goal of the Committee.

Devise a method for adding resident members.

Choose a convenient date and time for regular Committee meetings.

2. New Business: Devise a method for adding resident Committee members.

The next order of business on the agenda was to devise a procedure to add citizen representatives to the Committee. The following residents have submitted their information to the Township: Michael Parker, Melissa Conte, Patricia Tuberty, and Philip Rittenhouse. It was decided that the Committee should consist of no more than nine members: the five existing members plus an additional four members from the public. In order to secure public participation representing the entire Township, Mr. Jones was given the task of inviting township residents to submit their applications. Invitations to fill Committee member vacancies shall be posted on the township website, and on the Township social media pages including Facebook. The neighborhood with a boundary next to Mill Creek shall have at least two representatives. The Committee will examine and discuss the plans for all three preserves (Weisel, Emerson Farm, and Mill Creek), but Mill Creek will have priority. However, all residents from all impacted neighborhoods will be invited. Mr. Jones will be in charge of outreach. Everyone on the interested party list shall be invited to the meetings. At the next meeting, the list of interested citizens will be examined.

3. Additional Business: Choosing the date and time for regular Committee meetings.

The Committee has scheduled the next meeting for Tuesday, November 29, 2022, at 7 p.m. This will allow sufficient time for township residents interested in serving on the Committee to submit their information to the township. Beginning in January 2023 public meetings shall be scheduled for the second Thursday evening each month at 7 pm.

Mr. Jones will ensure that everyone in the group gets a copy of the Open Space Master Plans dated August 16, 2022. These are also available on the township website. In addition, everyone should receive the DVRPC Return on Environment Plan for Warrington and the Mill Creek Resource Management Plan dated January 2019. All of these documents should also be placed on the Township website as soon as possible.

4. Public Comment: Chairman Connolly asked if there was any public comment:

Ilka Werner, 1238 Live Oak Lane, Chalfont commented that the open space document, including the hand drawn map, has not been up for very long on the township website and that the use is up for debate. Mr. Connolly explained that the information on the drawing is not correct. The illustrating legend and the map lines are not clear. No paved trail is going to be installed on anyone's yard. It is just an illustration. In the past, the Township could have done a better job getting the information out to the public. The plan itself is about ideas but nothing can be done without action of the Board of Supervisors. The Warrington Township Open Space and Land Committee Open has been reviewing the plan for years. We shall have a conversation about the plan.

Mike Diorka, 2651 Fawn Lane, Warrington, asked about the function of the committee. He emphasized that it is important to look at the feasibility of the items in the plan and determine what can and cannot be done and at what cost. In addition, the residents should be informed about each thing that will and will not be done. Mr. Diorka was told that the costs associated with the plan are hypothetical, that approval of implementation is up to the Board of Supervisors, and that every piece of

the plan will have to be vetted. In response to specific concerns about what is happening in Mill Creek, there will be community involvement.

Ivy Ross, Warrington resident, had a comment. She stated that the Master Plan has been put up on the township website very recently because it was only completed in August of 2022. The contract agency, Natural Lands, used their typical format that includes a full buildout. The idea of this plan is about what you can do but not necessarily what you should do. She stated that Natural Lands always puts a fence boardwalk in their plan, but this does not mean Warrington has to do it.

Adjournment. The meeting was adjourned at 6:50 p.m.

Respectfully Submitted,

Lynn Laurelli

Master Plan Ad Hoc Committee Secretary