



**Minutes**  
**WARRINGTON TOWNSHIP PLANNING COMMISSION**  
**August 17th, 2023 – 7:00 P.M.**

Richard Rycharski	Chairman	Present
William Connolly	Vice-Chairman	Present
Vince Evans	Secretary	Present
Ted Cicci	Member	Present
Fred Gaines	Member	Present
Bob Watts	Member	Present
Herb Rubenstein	Member	Present
Darshan Patel	Alternate	Present
Mary Stover, P.E.	Township Engineer, CKS	
Chad Dixon	Township Traffic Engineer, McMahon	
Doreen Curtin	Zoning Officer	
Kimberly Albright	Assistant Zoning Officer	
Christian Jones	Township Assistant Manager	

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**1. Approval of Minutes**

a. July 20th, 2023

i. Mr. Connolly noted a correction to the May 4th, 2023, minutes. Regarding the motion to approve the minutes, the motion was made by Mr. Cicci, seconded by Mr. Watts. Motion carried unanimously.

ii. Mr. Connolly moved to approve the July 20, 2023, minutes, with the following changes, seconded by Mr. Gaines. Motion carried unanimously.

a. Regarding Tommy's Car Wash, the traffic study was done during peak p.m. hours and on Saturday. County Line Road was in full closure at the time of the traffic study.

b. Regarding Tommy's Car Wash, Mr. Connolly made a motion to table the matter, seconded by Mr. Cicci. Motion carried unanimously.

Mr. Rycharski noted a change in the order of the agenda.

### **3. New Business**

#### **a. Presentation of 2024 Capital Improvement Plan**

Mr. Lubert presented a summary of five funds that fund Capital Projects:

Mr. Barry Lubert- Warrington Township Manager

Mr. Chad Dixon, Traffic Engineer – McMahon Associates, a Bowmen Company

Mr. Tom Zarko, P.E.- CKS Engineers

#### **1. American Rescue Plan Fund**

The American Rescue Plan Act gave the township about \$2.5 million a few years ago. The township had three to four years to use the money.

#### **2. Utility Proceeds Fund**

The proceeds came from the sale of the water sewer system. The township netted \$16 million to \$17 million from the sale. The Board designated \$4 million for the Tax Stabilization Fund, the remaining \$12 million was for Capital Projects and to supplement the General Fund for revenue lost.

#### **3. Capital Improvement Fund**

The funds came from a \$2000.00 Park and Recreation fee that was assessed on new residents and on commercial property at 0.50 cents per square foot.

#### **4. Open Space Fund**

The funding resulted from a 2012-2013 bond issue of \$3 million done by a voter referendum.

#### **5. Grants**

The grants require at least an equal match. There were a few grants that were 100 percent match.

Mr. Lubert noted that with the proceeds from the water sewer system, \$12 million was used for Capital Projects. The township borrowed money to fund Capital Projects, the cost to borrow \$1 million for 20 years costs \$75,000.00 per year. With the sale of the system, the goal was to extend the utility proceeds money with the ARPA money to last through the end of 2026. There was an \$850,000.00 bond issued that would be paid off, therefore the township could use the \$850,000.00 to take on new debt at \$75,000.00 per million. The township could borrow \$11 million and fund projects and not have to raise taxes and leave the General Fund alone.

### **Public safety**

The Board of Supervisors approved the hire of an architect, Phillips & Donovan, to design the renovation of Firehouse Station 78 on Pickertown Road. The station was built in 2009, and at that time only had a volunteer fire Department. The township now has 5 full-time paid Firefighters, a Fire Marshal, Director of Emergency Services, and a few inspectors that work on a regular basis. The 4 full-time Firefighters share an office, the Fire Marshal is in a converted closet, the Emergency Operations for the Township is on the second floor, it's one room and not good for the computer equipment in event of a natural disaster or major event. The fire station is not up to today's standard in the way of the Fire Building Code. The project will cost approximately \$4 million - \$4.5 million. The Township will seek grants to fund the renovation.

### **Cameras**

There are cameras in various parks, Lion's Pride Park, King Park, Barness Park, and they may add cameras to Lower Nike Park.

### **Annual Road Paving Program**

The budget has been at \$1 million a year for the last few years. The Township is looking at ways to extend this for a few more years.

### **Bristol Road Intersection Improvements**

The township received a \$486,00.00 grant to cover the design costs for the intersection, McMahon Associates is providing the design. A short discussion ensued regarding the Bristol Road intersection improvements.

Mr. Rycharski requested the township examine the "Do Not Block the Box" configuration at Stuckert Road and Bristol Road because the configuration doesn't work. A short discussion ensued. Chad with McMahon Associates, a Bowman Company, noted they will update the Signal Permit Plan as part of the project to look at different configurations for the boxes. Mr. Lubner noted the construction improvements will be 100 percent funded by grants.

### **Pedestrian Crossing Signal -**

- a. Route 202 to Bradford Dam Trail was recently completed, the trail crosses Pickertown Road at Millcreek and follows down by the firehouse to a crosswalk. An analysis of this location was done by McMahon Associates, a Bowman Company. They determined the crosswalk coming from the two hills is a safety concern. The township applied to PennDOT for a permit, the request for approval to move forward with the project was presented at a Board of Supervisors Meeting that took place August 22, 2023.

- b. Morning Walk and Street Road Crossing

The design was completed. The township is seeking a \$150,000.00 grant for improvements.

### ***Storm Drainage Projects -***

Tom Zarko, P.E. - CKS Engineers, Inc.

#### **Storm Rehab - Warrington Village Replace or Reline Storm Pipes**

Warrington Village has a corrugated pipe that runs throughout the development. The pipe has rusted, it's being lined with fiberglass liners. This project is ongoing and should be completed by next year.

#### **Palomino Basin Modification**

PennDOT re-evaluated the basin and found that the emergency spillway was inadequate, and the township must improve the basin and the spillway. The township worked with the Department of Environmental Protection (DEP) for a year and a half. The DEP approved the design, but the project is on hold due to permitting delays.

#### **Palomino Farms Retention Basin Stabilize Channel Walls**

The drainage channel that extends through the development was constructed with Gabion Baskets, some of the baskets have failed and need replacement. A grant application was submitted for this project. The project will be put into place next year in 2024.

#### **Fairways Streambank Stabilization,**

There is an existing drainage channel that extends through the Fairways development and will eventually need attention due to erosion. This is a future project, not for 2024.

#### **Statesman Road Basin Retrofit Project**

The township was required to do water quality improvement projects. The township will convert an existing basin to make it naturalized. This project was proposed for next year.

Mr. Cicci asked if sidewalks were being installed on the East side of Route 611. Mr. Zarko noted the township was installing a porous paved trail extending from the High Grove Manor Development to the intersection at Oxford Drive connecting to the shopping center.

### ***Proposed Project Administrative/Park & Recreation/Open space***

#### **Mill Creek Preserve Meadow Installation**

The township will convert many acres to meadows in 2024.

#### **Pond to Wetland Conversion**

This project was stalled due to design flaws with the footings.

#### **Lions Pride Park**

The DEP has required the closure of five abandoned wells.

### **Lindy Community Center**

The Community Center was approximately 40 percent Complete and should be done by November or December 2023.

### **10 Folly Road Schoolhouse Historic Preservation**

Sun Powers in Doylestown, PA will add an addition to the rear of the schoolhouse, new doors, windows, electric service, and public water and sewer.

### **King Park**

The township has applied for a grant to replace the basketball and tennis courts.

Mr. Luber concluded the presentation of the 2024 Capital Improvement Plan, and noted the final draft of the Capital Improvement Presentation will be submitted to the Board of Supervisors in late September or early October.

Mr. Gaines asked Mr. Luber what he was seeking from the Planning Commission (PC). Mr. Jones noted the Comprehensive Plan indicated the PC should look over the annual Capital Budget Plan each year.

### **Mr. Connolly made the following recommendations to the Board of Supervisors:**

a. Mr. Connolly noted the township does not have handicap bathrooms. A discussion ensued about the installation of American Disabilities Act (ADA) compliant restrooms, an elevator, and the aesthetics of the township Building.

Mr. Connolly noted the ADA law itself says “as a government agency you must do anything that isn't an undue hardship”, and their position has always been nothing is an undue hardship because you have the power to tax.

Mr. Gaines noted there is a former township building that's been upgraded and ADA compliant. The building could be converted to provide all the offices that Emergency Services needs as well as an Emergency Service area, by doing this you can reduce the cost of the firehouse renovation.

b. Mr. Connolly noted the topic of the beautification of Barnes Park had come up at Open Space and Park and Recreation meetings. The committees would like some type of trees and plantings to improve the park. A discussion ensued.

c. Mr. Connolly noted that the lack of sidewalks in the township is a serious issue. A sidewalk plan should be developed for areas where there is pedestrian traffic and it's dangerous.

Mr. Luber noted he's been working with Ivy on a planogram for Street Road. A discussion ensued regarding the sidewalk plan.

Mr. Rycharski noted a line item on the plan was for electric charging stations for the police department, administrative building, and Lions Pride Park, will the charging units be paid units or leased units?

Mr. Luber noted the charging station plan is a work in progress. The plan will be presented to the Board of Supervisors in September or October. The most recent consideration is a level two charger in the police parking lot, so the police could purchase vehicles that are fully electric. A discussion ensued about the electric vehicle and charging stations.

**Mr. Andrew Macaulay, Member, Board of Supervisor**

Mr. Macaulay did an analysis of the electric vehicle and gave a short presentation on the cost of electric vehicle use and the charging stations. A discussion ensued on how and when the vehicle can be used.

**2.Old Business**

- a. Discuss short term priority action items form 2018 Comprehensive Plan

Mr. Rycharski noted the sidewalk requirement plan should be a future discussion with the Comprehensive Plan.

Mr. Gaines noted the existing ordinance allows the township to require homeowners to put sidewalks in front of their houses. A discussion ensued about creating a sidewalk plan. Mr. Gaines asked Mr. Zarko if his firm could put together a sidewalk network plan. Mr. Zarko noted the firm could put a working plan together with sketches and present it to the Planning Commission for feedback.

A discussion ensued about the 2018 Comprehensive Plan, Mr. Rycharski noted he didn't expect to accomplish anything from the discussion, but he wanted people to become accustomed to hearing about the plan.

Next Meeting - September 7th, 2023

Adjournment - 8:35pm