



**WARRINGTON TOWNSHIP BOARD OF SUPERVISORS
MINUTES FOR JUNE 9, 2020 - 7:00 PM**

The written minutes are a summary of the June 9, 2020 Board of Supervisors meeting. For a complete dialog visit the Township's website, www.warringtontownship.org.

The Township Building was opened to the public on June 8, 2020 for the first time since March 17, 2020. This meeting and all future meetings will be streamed live and also available to the public by video conferencing (Zoom). This is due to the COVID-19 pandemic.

ATTENDANCE VIA VIDEO CONFERENCING

Ruth L. Schemm, Vice Chair; Carol T. Baker, Member, and Mark E. Lomax, Member.

ATTENDANCE IN THE SHIRLEY A. YANNICH MEETING ROOM

Fred R. Gaines, Chair and Eileen Albillar, Member.

Staff present was Barry P. Luber, Township Manager; Terry Clemons, Esq., Clemons Richter and Reiss, Township Solicitor; Tom Zarko, P.E., CKS Engineers, Township Engineer; and Barbara J. Livrone, Executive Assistant to the Township Manager/Board Secretary.

CALL TO ORDER: Mr. Gaines called the meeting to order at 7:10 P.M. Mr. Gaines welcomed everyone to the meeting.

PLEDGE OF ALLEGIANCE

Mr. Gaines followed the Call to Order with a pledge to the flag.

PUBLIC COMMENT:

Mr. Gaines stated the public can send in comments via the Zoom chat room or by email to publicinfo@warringtontownship.org.

Mr. Luber reported on an update to the Bradford Dam Walking Trail. The trail will start at Stump Road and go to Bradford Dam. Construction for the trail has started.

A revised drawing for the walking trail was sent to the residents at the Castle Hill development. The residents requested a revision to the plan by moving the trail further from their neighborhood. If the relocation is approved by the Board, a change order will have to be processed in the amount of \$8700.00.

Public Comment was made the following Castle Hill residents regarding the Bradford Dam Walking Trail expressing in favor to relocate the trail away from their neighborhood:

- Scott Gordon (126 Kings Court)
- Patty Pasquale (116 Kings Court)
- Anita Scott (118 Kings Court)
- Margaret Barnes (120 Kings Court)

Mr. Zarko presented an option to supply a buffer of arborvitae between the trail and residents properties (Option # 1). The trail is being constructed on township property and is part of open space. Some of the property is currently being farmed by Bob Garges.

Ms. Albillar expressed concern about a blind turn becoming a safety issue.

Three options were presented. Mr. Gaines was not in favor of option # 1. There is no cost difference between option # 1 and #2. The cost difference for option # 3 is \$8700.00.

The \$8700.00 will be funded from open space.

Ms. Albillar motioned, seconded by Mr. Lomax to approve Option # 3, which favors the residents' proposal, in the amount of \$8700.00. By roll call vote, the motion was passed 5-0.

Dr. Connie Ace (1067 Folly Road) spoke about the Spotted Lantern Fly. Their lymfs are emerging with rapid pace and they need to be eradicated.

Following is a listing of people who attended the May 26th Board of Supervisors meeting via Zoom:

- Dr. Connie Ace
- Brian Donley
- Ivy Ross
- Shirley Yannich
- Mackenzie Moyer
- Anita Scott
- Margaret Barnes

EXECUTIVE SESSION REPORT

Mr. Gaines stated an executive session was not held.

ANNOUNCEMENTS:

Ms. Albillar read a statement from the Board of Supervisors sharing the grief and outrage felt by the country in the wake of George Floyd's death. (Attachment "A")

PRESENTATION OF TWO (2) WARRINGTON CARES SCHOLARSHIP AWARD WINNERS:

- **Galina Baron \$2500.00 presented by Kathy Bennett (Timothy J. Bennett Scholarship)**
- **Madelyn Cooper \$2500.00 presented by Vivian Bell (Bell Family Scholarship)**

Mr. Luber explained Warrington Cares (WC), an employee charity was established in 2014. WC gives back to the community through scholarships to Warrington Township high school students; non-profit organizations; individual families; food pantries and at holiday time to the Bucks County Children and Youth. Fundraisers are held, along with employee deductions and the September 13th Triathlon, all to raise money to support the community.

Ms. Kathy Bennett awarded Galina Baron a \$2500 scholarship noting her academics and community involvement. The scholarship awarded to Ms. Baron is from the Timothy J. Bennett scholarship.

Ms. Vivian Bell awarded Madelyn Cooper a \$2500 scholarship noting her academics and community involvement. The scholarship awarded to Ms. Cooper is from the Bell Family scholarship.

PRESENTATION OF 2019 PLANNING COMMISSION ANNUAL REPORT (presented by Vince Evans, Secretary)

The 2019 Annual Planning Commission report was presented by Secretary, Vince Evans. Mr. Evans noted the Planning Commission's highlights of 2019. The report will be posted on the website and also appear in the new newsletter, the Link.

PUBLIC HEARING: None.

1. APPROVAL OF BILL LIST:

a. **2020 Invoices for the Period May 27, 2020 to June 9, 2020 in the amount of \$781,880.98.**

Ms. Albillar motioned, seconded by Mr. Lomax to approve the 2020 invoices paid for the period May 27, 2020 to June 9, 2020 in the amount of \$781,880.98. All were in favor and the motion passed 5-0.

2. CONSENT ITEMS:

Mr. Gaines asked if any clarification was needed for the consent items as presented.

Mr. Lomax motioned, seconded by Ms. Albillar to approve Consent Items A through C with a correction to the May 12, 2020 minutes. All were in favor and the motion passed 5-0. (Attachment "B")

- a. May 12, 2020 to Approve Minutes for Board of Supervisors meeting.
- b. May 26, 2020 to Post Minutes for Board of Supervisors meeting.
- c. Consider Escrow Release (Release #1) for Aspen Mill, LLC; 2436 West Street Road in the amount of \$23,475.00.

3. CORRESPONDENCE: None.

4. OLD BUSINESS: None.

5. NEW BUSINESS (ACTION/DISCUSSION ITEMS):

a. **Consider Land Development Waiver for BRE RC Creekview PA, LP (former TGI Friday's)**

The applicant was represented by Robert Gundlach, Esq. and Brian Donley, Shopcore Properties.

Mr. Gundlach gave a brief background on this parcel, located on 611, adjacent to Lowe's and Target. Shopcore Properties purchased the parcel.

Proposed are two (2) tenants: Chipotle restaurant and Aspen Dental. Chipotle is adding a "pick-up" window. Since the footprint of the building is not being changed, Mr. Gundlach is seeking a land development waiver. Mr. Gundlach submitted a letter dated May 6, 2020 outlining the proposed plan and limited improvement.

Mr. Gundlach stated the applicant will comply and address the issues in CKS's review letter dated May 29, 2020.

Mr. Clemons stated the applicant will have to apply for conditional use and land development.

The Supervisors were concerned with traffic. Mr. Gaines requested raising the pavement at the crosswalk so that vehicles will slow down.

Ms. Albillar motioned, seconded by Mr. Lomax to approve the land development waiver for BRE RC Creekview PA, LP subject to conditions are complied with in CKS review letter dated May 29, 2020 and an application filed for conditional use approval. All were in favor and the motion passed 5-0.

6. MANAGER'S REPORT:

a. Consider Resolution to allow temporary road closures and allow outdoor retail and restaurant dining during Coronavirus State of Emergency.

Mr. Luber explained the Resolution by noting key items, i.e., pedestrian safety, complying with CDC, BCDH and Governor Wolf's orders.

Mr. Lomax motioned, seconded by Ms. Baker to approve the Resolution allowing temporary road closures and allowing outdoor retail and restaurant dining during the Coronavirus State of Emergency. All were in favor and the motion passed 5-0.

b. Youth sports organizations during "yellow" phase.

Mr. Luber gave an update to softball and baseball wanting to start playing at the township fields. Mr. Luber stated Governor Wolf is not agreeing to any organized sports during the "yellow" phase. The Township is taking this position and adhering to the Governors orders.

c. Bucks County Department of Health (BCDH) Inspector

A ten (10) page plan prepared by the Director of Parks and Recreation, Andy Oles was submitted to the Bucks County Department of Health. The BCDH inspector was impressed with the measures set in place for the opening of the Mary Barness Community pool.

Mr. Luber reported that membership is currently at 55% as compared to 2019.

An open house will take place on Friday, June 12, 2020 from 4:00 pm to 7:00 pm.

7. DEDICATION REQUEST: None.

8. ENGINEER'S REPORT:

a. General Update

Warrington Pointe: a preconstruction meeting will be scheduled to address remediation construction.

b. Consider Release of Letter of Credit No. D007734 in the amount of \$71,788.87 which serves as the financial security for the Maintenance Bond for Meridian of Valley Square.

Mr. Zarko reported the punch list for Meridian at Valley Square has been completed and the Maintenance Bond can be closed out.

c. Final Inspection of Valley Gate – Hotel

Mr. Zarko reported CKS is waiting for a schedule from the developer to complete the project.

9. SOLICITOR'S REPORT:

- a. WT 20-02 Mancini, 531 Bradford Avenue, special exception to construct on an existing legal non-conforming lot and dimensional variances.

- b. WT 20-04 Hedenus, 3641 Detweiler Rd, dimensional variance to encroach into the 100-foot transitional area associated with a floodplain
- c. WT 20-05 Grau, 303 Joelle Ct, dimension variance for excess impervious cover to enable construction of a swimming pool.

Mr. Clemons reported that the Farabee subdivision is requesting to be a future agenda.

Mr. Clemons noted that Prime Development Group received appraisals and will be submitted to the Board of Supervisors.

SUPERVISOR COMMENTS:

Ms. Baker spoke about the recent demonstrations relating to the recent death of George Floyd.

Mr. Lomax thanked the Warrington residents who expressed their constitutional rights on Saturday during a peaceful demonstration in Warrington.

Mr. Lomax also thanked the two Warrington Cares scholarship award winners, Galina Baron and Madelyn Cooper.

Ms. Schemm announced a ribbon cutting ceremony for Lions Pride Park will take place on Friday, October 2, 2020 at 11:00 am. Lions Pride Park will be a colorful beacon for all to enjoy.

Ms. Albillar announced an open house for Warrington's Mary Barness Community Pool will take place on Friday, June 12, 2020 from 4:00 pm to 7:00 pm.

Ms. Albillar suggested for everyone to read Warrington's Chief of Police message that is posted on the township's website relating to the recent death of George Floyd.

ADJOURNMENT

There being no further business, Ms. Albillar motioned, seconded by Mr. Lomax to adjourn the meeting at 8:56 PM.

Respectfully Submitted By:



Barbara J. Livrone, Board Secretary

Attachment "A"

Statement from the WTBOS:

The Warrington Township Board of Supervisors shares the grief and outrage felt by our country in the wake of George Floyd's death- and the many who came before him.

As our country and world work to dismantle racism, there has never been a more important time to affirm our commitment to diversity, inclusion, and equity within our Township.

The Warrington Township Board of Supervisors commits to upholding basic human values of honesty, respect, and responsibility; will guide our staff and boards in implementing policies and initiatives that further our commitment to diversity and inclusion, and to strengthen the communities we serve.

We will continue to work together to ensure our Township is a better place for all identities—regardless of race, gender identity, sexual orientation, religious or spiritual beliefs.

We also encourage you to read the statement from Our Chief of Police, which is on our Township website.

Attachment B

Consent Agenda – June 6, 2020

Attached to the agenda and on the Township's website is a supplement to the agenda which contains a heading and brief description for each item listed under the Consent agenda. As in the past, any Board member can ask to remove an item from consent and have it discussed independently.

I would now ask for a motion to approve items **A through C** on the Consent agenda.

- a. May 12, 2020 to Approve Minutes for Board of Supervisors meeting.
- b. May 26, 2020 to Post Minutes for Board of Supervisors meeting.
- c. Consider Escrow Release (Release #1) for Aspen Mill, LLC; 2436 West Street Road in the amount of \$23,475.00.

With the exception of five (5) items, CKS has confirmed the items included within the current reduction request have been satisfactorily completed by the project developer for public/site improvements. Release # 1 is for the Aspen Mill tract located at 2436 W Street Road.