



**BOARD OF SUPERVISORS  
WARRINGTON TOWNSHIP  
MINUTES FOR OCTOBER 24, 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 Luber, Township Manager; Christian Jones, Assistant Township Manager; Vicki Kushto, Esquire, Clemons Richter Reiss, Township Solicitor; Tom Zarko, Township Engineer; Chief Daniel J. Friel; Peter Kim, Finance Director; 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 31 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 announced that there was no Executive Session held since the last Board of Supervisors meeting on October 10<sup>th</sup>.

**4. BUDGET WORK SESSIONS:**

a. 2024 Proposed Operating Budget

Mr. Kim shared a Power Point presentation regarding the 2024 Proposed Operating Budget with the Board.

Questions from the Board:

What is the average revenue from commercial taxes, was the Homestead Act factored in the assessments, what other things could be done to reduce the impact, can earned income tax only go to Open Space, would there be any grant funding for personnel, are there any additional revenue streams, are staffing departments broken down, employee vs. no employee increase in the different departments.

Responses were:

The total assessment is provided by Bucks County, earned income tax can only go to Open Space, grant funding can only be used for Police Academy training,

- b. 2024 – 2028 Proposed Capital Improvement Program  
Mr. Lubber discussed the Capital Improvement Plan (CIP).

Questions from the Board:

When would the Township be notified if grants were approved, well abandonment and whether the Township did it, is road paving \$1.2 million or \$600,000, potholes, crackfill and 1990's roads,

- c. Ten Minute Intermission

## **5. PRESENTATION**

Ms. Schemm made a motion to amend the agenda to add two additional police officers for recognition of retirement. Mr. Macaulay seconded the motion and the motion passed with a 5-0 vote.

Mr. Gaines made a motion to amend the agenda to add resolutions for retiring police officers as consent item "e". Ms. Schemm seconded the motion and the motion passed with a 5-0 vote.

Chief Friel welcomed new Police Officer Angelina Caporiccio and District Judge Stacy Wertman officially swore Officer Caporiccio in as an officer of the Warrington Township Police Department.

Chief Friel recognized the following recently retired police officers from Warrington Township:

Officer Libby Dagino-Phillips, Badge 122  
Sergeant Daniel DeBrigida, Badge 123  
Officer Daniel Sadowski, Badge 127  
Officer Joseph (Jay) Aita, Badge 133

Chief Friel presented each officer with a recognition award.

**6. PROCLAMATION- RECOGNITION OF SHIRLEY YANNICH**

Mr. Gaines read a Proclamation recognizing Shirley Yannich who previously served on the Warrington Township Board of Supervisors. Ms. Yannich, who passed away on July 6, 2023 was fondly remembered by current members of the Board and the Warrington Township residents she served.

The following individuals offered their condolences to Ms. Yannich's daughter, Marie DePascale and paid tribute to Ms. Yannich:

A representative from State Representative Brian Monroe's office  
Ashley Conaway, representative from State Senator Frank Farry's office  
Millie Seliga, former Warrington Township Supervisor and Tax Collector  
Mark Lomax, former Warrington Township Supervisor  
Carol Baker, former Warrington Township Supervisor  
Scott Vogin, member of the Bike and Hike Committee  
Ivy Ross, Warrington Township Environmental Advisory Council Member  
Eileen Albillar, former Warrington Township Supervisor  
Barbara Livrone, former Executive Assistant at Warrington Township  
Mike Diorka, current Warrington Township Supervisor  
Fred Gaines, current Warrington Township Supervisor

**7. 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.)*

**Scott Vogin, 2150 Lisa Drive-** Mr. Vogin advised that he is in favor of the holiday luncheon. Mr. Vogin also stated that Mark Schmidt will make a great addition to the Bike and Hike Committee. Mr. Vogin thanked Girl Scout Troop 21630 who helped prepare items for Warrington Day and the Fishing Derby and thanked Supervisor Macaulay who helped to put him in contact with the Girl Scout troop. Mr. Vogin also voiced his concern over the lack of civility in the township and cited the recent defacement of political signs in the township.

**David Younger, 3486 Pond View Drive-** Mr. Younger stated that he recently received a letter from the township regarding yard debris and fallen trees and asked for clarification from the township regarding possible legal action indicated in the letter. Mr. Younger stated that he feels like he has been targeted due to his involvement in the Mill Creek Preserve and is disappointed by the way the matter was handled.

Mr. Lubber responded to Mr. Younger and advised him that he is not being targeted, and that other residents whose properties are adjacent to township open space will receive a letter. Mr. Lubber stated that properties who border township open space should not be mowing the open space, planting or placing trampolines on it. Mr. Lubber advised that Mr. Younger is now in compliance and no further action is necessary.

**Paula Younger, 3486 Pond View Drive-** Ms. Younger stated that she was very upset about a letter she received from the township regarding open space that threatened legal action. Ms. Younger feels that the letter only targeted certain residents and inquired how many residents received the letters. Ms. Younger added that Public Works Director Joe Knox has come out to her property and that he is extremely respectful, good and kind.

**Steve Conte, 3482 Pond View Drive-** Mr. Conte advised that he felt the letter he received from the township was a deliberate act of targeting. Mr. Conte added that he feels the Mill Creek Task Force is a waste of time.

**Roman Webdew, 2733 Spring Meadow Drive-** Mr. Webdew has concerns about a neighbor who had a pool and shed constructed on their property without permits. Mr. Webdew advised that he sent an email to the township a few weeks ago and has not received a response.

Mr. Jones advised Mr. Webdew that the matter is being investigated by Doreen Curtin, the zoning official for Warrington Township and that appropriate action would be taken.

Mr. Gaines asked that the item be put on the agenda so that the Board of Supervisors are aware of the outcome.

## **8. PUBLIC HEARING:**

The conditional use hearings for 771 and 807 Easton Road at its intersection of Valley Square Blvd was continued until December 12<sup>th</sup>, 2023. The conditional use approval is for a Drive Thru and Accessory Outdoor Eating Area on both properties (originally continued from the 9/12/23 meeting).

## **9. OLD BUSINESS:**

Ms. Schemm made a motion to consider Proposed Findings of Fact and Conclusions of Law for the conditional use requested by Olympus Pines, LLC c/o Michael Cianelli for property located at 529 and 541 Easton Road for an E8 Car Wash. Ms. Maurer seconded the motion and the motion passed with a 5-0 vote.

## **10. NEW BUSINESS:**

After Board discussion and information provided Ms. Kushto, Ms. Maurer made a motion to consider authorization for the Township Solicitor to prepare a Resolution based on the Planning Commission's recommendation that if queuing in the parking aisle occurs, Wegmans would install additional curb side spaces. Additionally, Wegmans would have to comply with

the township engineer and township traffic engineer review letters. Mr. Macaulay seconded the motion and the motion passed with a 5-0 vote.

#### **11. SUPERVISOR COMMENTS:**

**Mr. Macaulay-** Commended the engineering team on the Folly Road paving project. Advised that in conversations with residents, they would like to continue with the current plan of the road maintenance budget.

**Mr. Diorka-** Had questions about the new community center, the operational costs and scheduling associated with it. Mr. Diorka asked if the facility would be open in December. Mr. Luber responded and advised that Mr. Andy Oles, the Parks and Recreation Director is looking into the operational costs.

**Ms. Schemm-** Advised that the Bike and Hike Committee applicant is already on the consent item list and is an excellent applicant. Stated that two new ideas for trails were proposed.

**Ms. Maurer-** Ms. Maurer addressed the concerns of residents that live in the Highgate Community which is in the vicinity of the Mill Creek Preserve. Ms. Maurer discussed a letter that was mailed to residents regarding encroachment on township property.

Ms. Schemm added additional commentary regarding the Mill Creek Preserve and the boundaries of the property.

**Mr. Gaines-** Mr. Gaines advised that the police department has been strictly enforcing school bus and school zone violations and stated that there were many citations issued during the month of September.

#### **12. MANAGER'S REPORT:**

Mr. Luber discussed the holiday luncheon to be held in December and added that this is when Years of Service Awards and the Employee of the Year award is given out.

#### **13. ENGINEER'S REPORT:**

Mr. Zarko advised that the 2020 road improvement program has been completed, the Folly Road milling and paving project has been completed, and that Palomino Drive was milled and paved today. Mr. Zarko updated the board on the storm system upgrades in the Township, and the lap pool liner replacement at the Mary Barness Swim Club.

Mr. Zarko answered questions from Mr. Diorka regarding the paving of roads in Allou Village once work is completed there, and also provided an update to Ms. Maurer on Warrington Point.

Mr. Gaines had questions regarding houses on Blackhorse Road that have water between the properties. Mr. Gaines was concerned that it was a spring producing the water and was concerned that water would cover the roadway.

#### **SOLICITOR'S REPORT:**

- a. Consider Resolution Authorizing the Execution of a Conservation Easement on a portion of the Weisel Tract

Prior to voting on the Resolution, Mr. Gaines offered some commentary regarding the Weisel Tract. The Board discussed its suitability for certain sports fields.

Ms. Schemm made a motion to consider a Resolution authorizing the execution of a conservation easement on a portion of the Weisel Tract. Ms. Maurer seconded the motion and the motion passed with a 5-0 vote.

- b. Consider Resolution Authorizing Execution of a Conservation Easement on the Township owned Open Space within the Laurel Crossing Development

Ms. Schemm made a motion to consider a resolution authorizing execution of a conservation easement on the Township owned open space within the Laurel Crossing Development. Ms. Maurer seconded the motion and the motion passed with a 5-0 vote.

#### **14. CONSENT ITEMS:**

- a. Consider approval of Minutes from September 12, 2023, Board of Supervisors meeting
- b. Consider approval of the Bill List from October 11, 2023 to October 24, 2023 in the amount of \$876,162.04
- c. Consider approval of Mark Schmidt as a member of the Bike and Hike Committee
- d. Consider approval of Certificate of Completion (No. 1) for the Laurel Crossing project in the amount of \$321,255.25
- e. (Agenda must be amended to add this item). Consider approval of resolutions recognizing retiring police officers

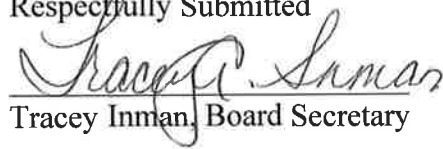
Mr. Gaines made a motion to amend the agenda to add consent item "e". Ms. Schemm seconded the motion and the motion passed with a 5-0 vote.

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

## **ADJOURNMENT**

Mr. Macaulay made a motion for adjournment. Ms. Schemm seconded the motion and the motion passed with a 5-0 vote. The meeting was adjourned at 8:44pm.

Respectfully Submitted

A handwritten signature in cursive script, appearing to read "Tracey Inman", written over a horizontal line.

Tracey Inman, Board Secretary