

# theWRITS

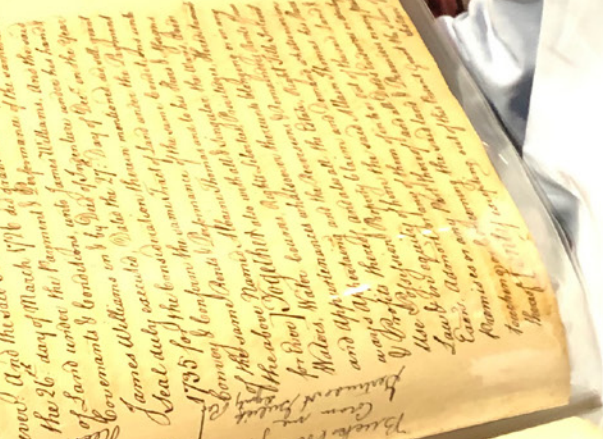
THE OFFICIAL PUBLICATION OF THE BUCKS COUNTY BAR ASSOCIATION



FALL 2019

## Preserving Bucks County History, One Book at a Time

**"AN AFFAIR TO REMEMBER"  
THE "NOTORIOUS RBG"  
ZONING FOR PONIES**





# STARK & STARK

ATTORNEYS AT LAW

*Stark & Stark's Yardley office provides a full range of legal services to those living and doing business in Bucks, Montgomery, Chester, Delaware, Philadelphia, Lehigh and Northampton Counties.*



- Accident & Injury
- Medical Malpractice
- Nursing Home Neglect
- Wrongful Death
- Workers' Compensation
- Construction Accidents
- General Corporate Counsel
- Business Litigation
- Employment Law
- Trust & Estate Planning
- Commercial Real Estate
- Complex Criminal Defense

**Your Trusted Referral Partner Since 1933**

[www.Stark-Stark.com](http://www.Stark-Stark.com) • 267.907.9600 • 777 Township Line Road, Yardley, PA 19067

## CONTACT INFO

### President

Robert T. Repko

### Vice President/President Elect

Daniel M. Keane

### Secretary

Julie D. Goldstein

### Treasurer

Sean M. Gresh

### Past President

Jessica A. Pritchard

### Writs Editor

Jason R. Weiss

### Writs Committee

Susan Dardes

Scott I. Fegley

Scott L. Feldman

Nancy Larkin Taylor

Dianne C. Magee

Theresa Martin Golding

Paul Perlstein

Christopher J. Serpico

David J. Truelove

### Writs Photographer

Dylan Gilheany

### Bar Association Office

Greg Nardi, Executive Director

135 East State Street

Doylestown, PA 18901

215.348.9413

www.bucksbar.org

### email submissions to

WritsEditor@BucksBar.org

## PUBLISHER

Hoffmann Publishing Group, Inc.

2921 Windmill Road

Reading, PA 19608

610.685.0914 x201

HoffPubs.com



### Advertising Contact

Alicia Lee

610.685.0914 x210

Alicia@HoffPubs.com

# contents

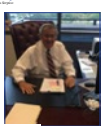
## FALL 2019

### Preserving Bucks County History, One Book at a Time



..... Page 8

### Meet Judge Wallace H. (Skip) Bateman



### Meet Judge Wallace H. (Skip) Bateman

It was certainly my privilege and pleasure to sit down for about an hour to speak with Magisterial District Judge Mark Douple in his Warrington office last month, and discuss his

..... Page 14

### "An Affair to Remember"



### "An Affair to Remember"

Nearly ninety people gathered on October 10th at the award-winning inn at Barley Sheaf Farm to celebrate the BCBF's 15th anniversary, An Affair to Remember.

..... Page 16

### ORPHANS' COURT = FIDUCIARY COURT: A MODEST PROPOSAL

### Orphans' Court = Fiduciary Court

As the author notes, Orphans' Court jurisdiction, which has expanded substantially since our nation's founding almost two and one-half centuries ago, is particularly

..... Page 20

### The "Notorious RBG" is Celebrated in Philadelphia



### The "Notorious RBG"

Justice Ginsberg is the second longest serving current member of the Supreme Court, having taken the oath of office on August 10, 1993.

..... Page 24

### YOUNG LAWYERS' DIVISION: PHONE CALLS TO SANTA & YEAR 2019 PARTY



### Young Lawyers' Division

Santa Claus is coming to....the Bar Association! The Young Lawyers' Division is bringing back "Phone Calls with Santa". This event will take place on Wednesday, December 11,

..... Page 27

### BCBA Launches Pro Bono Eviction Prevention Pilot Program in November



### Pro Bono Eviction Prevention Pilot

Most tenants facing eviction do not have legal representation and often do not attend their eviction hearings, while landlords are much more likely to have representation at

..... Page 28



### Also in This Issue:

- President's Letter . . . . . 4
- From the Editor . . . . . 6
- Pro Bono Honor Roll . . . . . 10
- Celebrating LASP Volunteering . . . . . 12

- Bench Bar 2019 – Seaview . . . . . 22
- Zoning for Ponies . . . . . 26

SEE PAST ISSUES AT [bucksbar.org/attorney-resources/the-writs](http://bucksbar.org/attorney-resources/the-writs)

OR [BW.HoffmannPublishing.com](http://BW.HoffmannPublishing.com)

SPREAD THE WORD #BucksWrits & #BucksBar

The written and visual contents of this magazine are protected by copyright. Reproduction of print or digital articles without written permission from Hoffmann Publishing Group, Inc., and/or the Bucks County Bar Association is forbidden. The opinions expressed in this publication are for general information only and are not intended to provide specific legal or other advice or recommendations for any individuals. Additionally, the placement of editorial content, opinions and paid advertising does not imply endorsement by the Bucks County Bar Association.



10% Post Consumer Waste  
Please Recycle



# PRESIDENT'S MESSAGE

Dear Friends:



**Robert Repko**  
*Bucks County Bar  
Association President*

As you know, my term as President of the BCBA is quickly coming to an end. I can hardly believe how fast this year has passed. It seems like only yesterday I stood before all of you at the annual meeting and began my tenure. But now it's almost over and, as with all things that come to an end, it brings with it moments of reflection – an opportunity to look back on our journey together and a reminder that

my most important, and final, message to all of you is simply "Thank You!"

Thank you for allowing me to serve as your President. I can never fully express how truly grateful I am to have had this opportunity, and how truly humble I am by the trust you placed in me to lead such a wonderful organization. We are made up of over 840 of the best lawyers in Pennsylvania and to have had the opportunity to lead you over the past year was an amazing experience that I will never forget.

Thank you for welcoming me into your sections, committees and divisions. Although we may not have had similar backgrounds or law practices, you still welcomed me readily and your warm, sincere and often jovial reception was very much appreciated. As a matter of fact, I can honestly say that the best part of being President this past year was meeting so many of you who I had never met before simply because we do not practice in similar areas of the law, or are not members of the same Association groups. Whether it was at meetings for sections like Worker's Comp or Intellectual Property, events sponsored by the Women's Law or Young Lawyer Divisions, or even at one of our community service activities, I am grateful for the time we spent together and am glad to have been able to meet so many of you that I now call friends.

I want to also thank all of you for working with me to achieve so many great things throughout the year, for

**Thank you for allowing me to serve as your President. I can never fully express how truly grateful I am to have had this opportunity, and how truly humble I am by the trust you placed in me to lead such a wonderful organization.**

we have truly had some exciting accomplishments. We established a Diversity Committee and an In-House and General Counsel Section to further compliment the numerous and various groups within the Association. This also now gives our members more options to collaborate with attorneys who share similar backgrounds or practice areas, as well as a voice to many members of our Association who may have felt that theirs was never heard. We have continued to offer new and exciting CLE's, as well as increase our library of online CLE's for you to earn credits at your convenience. We have sought, and received, the ability of our Pro Bono PFA Defense lawyers to earn valuable CLE credits for their service to PFA litigants. We are launching a pro bono Landlord-Tenant program to help lower income families facing eviction in Bucks County. We are finally on the verge of completing some much-needed repairs to our Association building, many of which were started four years ago during my first term as Treasurer. We have expanded and improved our "Bridge the Gap" program for new attorneys starting their legal careers in Pennsylvania. We completed our member composite photo, which will be unveiled at the upcoming annual dinner. We enjoyed comedians together at the Opening of Assizes; we had a successful and engaging Plebiscite and Candidates Night for our fellow Association members seeking to become Judges of the Bucks County Court of Common Pleas; we had an amazing presentation at this year's Women's Power Summit; we are working on bringing back the People's Law School in 2020; we re-started our mentoring program for our "seasoned" lawyers to help guide our new lawyers through the practice of law; we came together to celebrate our Federal Courts and watch several Bucks County lawyers be admitted to the Eastern District of Pennsylvania; we had





an exciting Moot Court competition; we worked with our Bench establishing the newly approved Parent Coordinator program; we hosted the always moving Veterans' Court graduation ceremony; we celebrated our Foundation's 15th Anniversary; we had the best Bench Bar ever (especially since Hershey); and there was so much more. The bottom line is that your Association has worked hard for you all year and I am proud of all that we have accomplished together.

Of course, as you know, I started my term as President committed to expanding the positive presence and reputation of lawyers and our Association throughout Bucks County. I also believed that it was important for all of us to give back to the communities in which we live and work. As a result, and through your participation in several community service projects this past year, we can all be proud that we have taken great steps toward achieving those goals and made a difference in the lives of so many along the way. Because of you we had incredible turn-outs for our community service events like Backpacks for the Homeless, where we packed over 75 backpacks for the homeless in Bucks County. We joined with the United Way, the Bucks County Opportunity Council and other volunteers and organizations to pack over 150,000 meals to help "Knock Out Hunger" here in Bucks County. We collected food for food pantries, school supplies for children, blood for our local blood banks and books for our military men and women serving our nation overseas. Together we have done so much for so many and I thank you for your time, talent and generosity in helping our neighbors in Bucks County and beyond.

---

**Together we have done so much for so many and I thank you for your time, talent and generosity in helping our neighbors in Bucks County and beyond.**

I also want to thank our Bucks County Common Pleas Judges and Magisterial District Judges for their support and continued involvement with the Association. We are two-halves of the same "legal coin" and I am grateful for, and humbled by, your continued participation in

BCBA events that promote justice and the practice of law throughout Bucks County

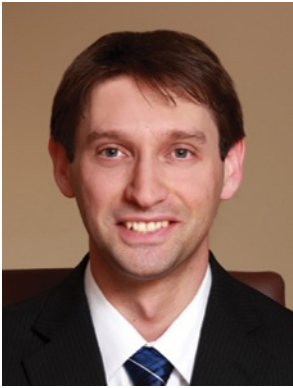
Finally, there are those I must thank who, without them, this year and all of our successes would not have been possible. First, I want to thank our Executive Director Greg Nardi and the entire BCBA staff. Without a doubt Greg's first full year at the BCBA is one of great accomplishment and I can think of no better person to guide our Association into the future while capably running our daily operations along the way. I also know that our staff is hands down the finest group of people who have ever worked at the Bar Association. I cannot thank each of you enough for the warm smiles and good humor, as well as your efforts, energy and commitment to the BCBA and the lawyers of Bucks County. Next, I want to thank all of our Past Presidents for their guidance and support. I appreciate you sharing your wisdom and time with the projects and challenges that came up throughout the year. I also want to thank the Board of Directors and the Chairs of every Section, Division and Committee. Your willingness to commit so much time to help make our organization, and the practice of law, better for everyone is an inspiration and I appreciate everything each of you have done this year. Last, but certainly not least, I want to thank my Executive Committee. Dan, Julie, Sean and Jessica have served all of you well and were a huge help with making my time as President as successful as it was. I truly could not have done it all without them, and I am confident in the knowledge that our Association is being left in good hands with our incoming President, Dan Keane.

So with that, my last President's message comes to a close. It really has been an amazing, fun, incredible and humbling experience, and I am grateful that I was able to take this journey with all of you. I appreciate the time we have spent together, I appreciate your trust, I appreciate your dedication to the practice of law and your support of the Bucks County Bar Association, and I now look forward to stepping down and joining the ranks of my soon to be fellow Past-Presidents. Best wishes to all of you for a safe and Happy New Year!

Thank You! ✍️

— Robert Repko  
President, Bucks County Bar Association

# From the Editor...



**Jason R. Weiss**  
Editor, Bucks Writs

## Calling all members.

Tired of briefs, motions, and pleadings? Need a break from answering discovery? Legal writing can be monotonous, repetitive and unless you happen to be Judge Learned Hand, fairly boring. If you have ever thought of letting your creative side shine, the Writs is your avenue. While our committee members and regular contributors have done an outstanding job providing

informative and entertaining articles over the years, we would like to remind members of the bar that this is your publication and you should feel free to submit ideas and articles at your leisure.

Perhaps you have a hidden artistic ability that you would like to share with the world - short stories, photographs, paintings and the like are always a great way to express your creativity. Maybe you can draw and have a sense of humor - I know, a real stretch - and would like to create your own BCBA comic strip. Have you been to a wedding at an exotic venue and want to share your experience? Or maybe you have an interest in traveling the world, movies, the theater (someone must be able to write a review about Hamilton), or the very fine foods and many eateries of Bucks County.

**Tired of briefs, motions, and pleadings? Need a break from answering discovery? Legal writing can be monotonous, repetitive and unless you happen to be Judge Learned Hand, fairly boring. If you have ever thought of letting your creative side shine, the Writs is your avenue.**

While it is important to provide our readers with all of the happenings of the legal community, I believe it is equally as important to provide our members with the creative outlet that so many of us desire. If you are interested in contributing and have questions, please contact the Writs or the staff at the BCBA at any time. Your feedback, ideas, and submissions are always appreciated. ✍

— Jason R. Weiss

## We Welcome Your Feedback!

Thanks for your interest in *theWRITS*. Please send all comments, questions, submissions to: [WritsEditor@BucksBar.org](mailto:WritsEditor@BucksBar.org).



## Need a Lawyer?

Welcome to the **Bucks County Bar Association's Lawyer Referral and Information Service (LRIS)** serving all of Bucks County. The LRIS is a public service of the non-profit Bucks County Bar Association. Each year the LRIS responds to thousands of callers, referring them to attorneys with experience in the appropriate area of law or to area agencies able to provide assistance.

Persons identified as needing legal representation and who do not claim inability to pay an attorney will be referred by LRIS to a participating attorney. LRIS participation is open to all Bucks County Bar Association members having their primary office in Bucks County. You can contact the LRIS at **215-348-9413**. ✍







# Minute with a Member

## Sara Webster



**Where did you attend law school?**

New England School of Law.

**What would people be surprised to know about you?** I'm a Navy brat.

**What's on your desk right now?** Criminal cases

**What is your favorite book and why?**

Searching for Caleb

**Who is your hero and why?** Mrs. Marie Kingston Webster McKinstry Fox – my mother!

**When you were a child, what did you want to be when you grew up?** Social Worker

**What's your media mix?** Obviously this question will be understood by those younger than I..

**What do you wish you could tell your younger-lawyer self?** Be brave. Take chances. Question authority. Do the worst first. ⚡

**When you're not working, what do you do?**

Eat, love, play.

## MARTIN LAW

THE LAW FIRM FOR INJURED WORKERS

Celebrating 40  
years of serving  
the workers  
of Eastern  
Pennsylvania



215-587-8400 • [paworkinjury.com](http://paworkinjury.com)

Workers' Compensation • Social Security Disability • Long Term Disability • Veterans Benefits

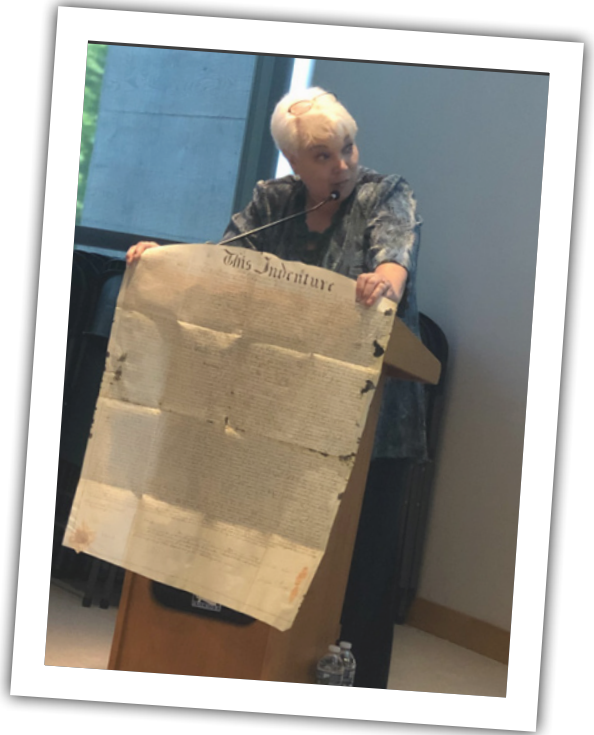
# Preserving Bucks County History, One Book at a Time

By Dianne C. Magee

A scant three months into her tenure as Bucks County Recorder of Deeds, in April, 2018, Robin Robinson made some startling discoveries. One, something called “record improvement” money existed for the benefit of her office. And, two, her office desperately needed those funds to repair and restore the hundreds of old and dilapidated deed books, some dating back to the time of William Penn, which seemingly had been relegated to their deathbeds on a floor in the County’s Neshaminy Manor complex. Ms. Robinson described her journey from shocked despair to productive recovery in a speech to a sold-out crowd at the Mercer Museum in Doylestown on June 27, 2019.

Under Pennsylvania law, a \$5.00 record improvement fee, which is imposed on each recording at the Recorder of Deeds, is split, with \$3.00 paid to the County and \$2.00 paid to the Recorder of Deeds. Unfortunately, Ms. Robinson’s immediate predecessor had donated \$900,000 of these funds from the Recorder of Deeds coffers to the County. Fortunately, Ms. Robinson, upon her enlightenment, quickly received \$250,000 in Bucks County record improvement funds to begin her venture, called by her as “Science Saving History,” to salvage 700 neglected Bucks County deeds, dated from 1684 to just after the Civil War, when it appears that some of the gray deed paper was made from Union uniforms.

Ms. Robinson found a company named KOFIL in Vermont and quickly shipped 45 books north to be revived in an environmentally friendly way so that they will survive intact as a legacy to our rich Bucks County history and as a research tool for, hopefully, the next 500 years. KOFIL soaks each page in a water bath, gently removes Scotch tape, which destroys ink, applies Japanese linen to mend the torn and tattered pages, and then seals the renovated pages and binds them into uniform, protective covers. Each volume weighs about 22 pounds.



So far, apart from the County funding and four grants for which she has made application, Ms. Robinson has raised over \$21,000 from her office’s Adopt-a-Book program to transform the historic but previously decaying and molding deeds.

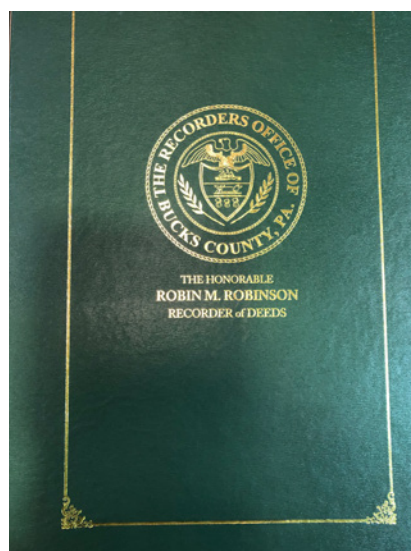
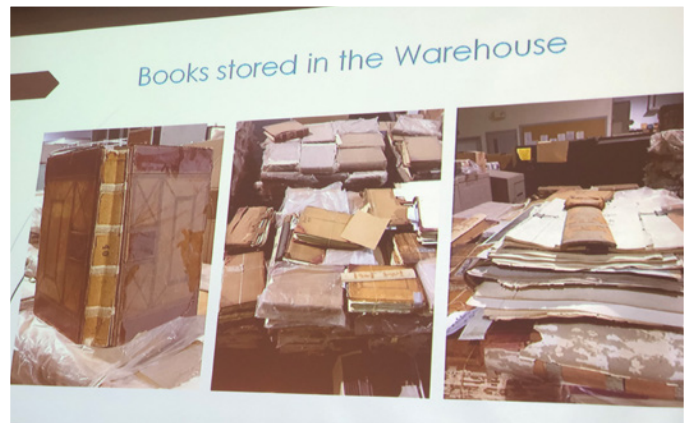
So far, apart from the County funding and four grants for which she has made application, Ms. Robinson has raised over \$21,000 from her office’s Adopt-a-Book program to transform the historic but previously decaying and molding deeds. For as little as a \$10, a donor to the program will receive a certification of thanks. A donor of \$500 to \$1999 will also be recognized on the Adopt-a-Book plaque, and the name of a very generous donor of \$2000 or more will be memorialized in a restored deed book. The office is sponsoring a contest in the near future for the lucky winner’s name to be inscribed in one of the new books.



After Ms. Robinson's remarks, Dr. Constance L. Ace, a professional genealogist of Ace Genealogy Research, LLC, explained how deeds may be used to research family backgrounds. A deed contains dates, names, relationships, locations, occupations, consideration, metes and bounds descriptions, names of neighbors, and prior deed information, all useful in learning about ancestors and their families. Interestingly, in earlier times, women, who could not own real estate but could have a veto power over its conveyance, were not named but were simply referenced as "Widow Jones," for example. The dower clause in a deed, however, may reveal the woman's maiden name. Also, deeds from one family member to the next were often not recorded. Once the property was sold out of the family, the recitation of prior deeds might contain a wealth of family lineage and history. Dr. Ace noted that the original deeds are works of art. The recorded deeds are copies and may contain inaccuracies from transcription errors. Interestingly, too, old real estate records may be found in both the Prothonotary's office, where sheriff's sales were recorded, and in the office of the Clerk of the Orphans' Court, when property was transferred by will or inheritance.

The final piece of the evening was a trip upstairs to the Mercer Museum's Spruance Library, a veritable treasure trove of Bucks County artifacts, where many of the revitalized deed books were impressively on display.

Ms. Robinson and the restored deed books are on a continuing tour throughout the County. Look at the website for the Recorder of Deeds for dates and locations. Because of the success of the June 27th presentation, another event likely will be scheduled at the Mercer Museum in the near future. 📌





# Pro Bono Honor Roll

July 1, 2019 through September 30, 2019

THANK YOU to all of the volunteers who have given your valuable time to provide high quality legal representation to Bucks County residents to ensure that there is justice for all. Due to your efforts, you have achieved favorable outcomes – from obtaining final Protection from Abuse orders for victims of domestic violence, to preparing wills for senior citizens, to obtaining bankruptcies and expungements in order to provide someone a second chance, and so much more. Thank you, too, to all those who provide financial assistance through donations and arbitration allowances. This support allows Legal Aid of Southeastern PA to continue to provide high quality legal representation. We could not assist as many individuals without all of you!

– Jennifer Pierce, LASP Doylestown Managing Attorney

## A

Anonymous (2)  
Sharif Abaza  
Anita Alberts  
Hugh Algeo IV  
Judith A. Algeo  
Dean Arthur

## B

Robert Badman  
Hal Barrow  
Timothy Barton  
David Baun  
Mitchell Baylarian  
Raymond Bily  
Albert L. Blackman, Jr.  
John D. Blumenthal  
Denise Bowman  
Kevin Bradway  
H. Jeffrey Brahlin  
Christopher J. Brill  
Meredith Buck  
Louis Busico

## C

Brendan Callahan  
William H.R. Casey  
Tracy Cassel-Brophy  
Jahn Chesnov  
Julius J. Ciesielka, Jr.  
Peter J. Classetti  
Jennifer Courtney  
Robert Cox  
Joseph Cullen

## D

Lauren D'Allesandro  
Robert DeBias  
Gary Deck  
Francis Dillon  
Diana Dixon  
Jennifer Donaldson  
Thomas Donnelly  
Timothy Duffy

## E

Susan Levy Eisenberg

## F

Frank Farry  
Jacqueline Fishman

## G

Martin Ghen  
Lynelle Gleason  
Julie Goldstein  
Geoffrey Graham  
Andrew P. Griffin  
Hyong Ha Growney

## H

Judith Hayman

## I

Mariam W. Ibrahim

## J

Jamie Jamison  
David J. Juall

## K

Morris Kaplan  
Robert Katzenstein  
Daniel M. Keane  
John J. Kerrigan, Jr.  
Thomas Kopil

## L

Gavin Laboski  
Denis W. Lanctot  
Michael A. Lashner  
Josephine A. Lee  
Larry H. Lefkowitz  
Kerry M. Litt  
Kimberly D. Litzke  
Joshua Losey

## M

Dianne Magee  
Michael Maguire  
Amanda Malamud  
Russell J. Manning  
Joseph Marinaro  
Susan Maslow  
Carmen Matos  
Patricia Mayer  
Tina Mazaheri  
Gregory C. McCarthy  
Evan McGillin  
Diane Mellott  
Barbara Merlie  
Adrian L. Meyer  
Kristine Michael  
Hillary Moonay  
William Moore  
Sandra Morris  
Joanne Murray

## N

Katelyn Naso

## P

Thomas Panzer  
Lisa Patterson  
Penglase & Benson, Inc.  
Keith Peters  
Catherine Porter  
Jessica Pritchard

## R

Joseph Ramagli  
Amanda Rauer  
Jonathan Reiss  
Robert Repko  
Jill Richter  
Fredric Rubin  
Max Rutkowski  
Jennifer Ryan

## S

Robert Salzer  
J. Todd Savarese  
Andrew Schneider  
Robin Scolnick  
Christopher Serpico  
Carol A. Shelly  
Michael Shelton  
Stephanie Shortall  
Amir M. Stark  
Gregory Sturn  
Francis J. Sullivan

## T

Adam Tanker  
Catherine  
Pregmon Tetreault  
Eric Tobin  
Jill E. Trayer  
Craig Turet

## V

Jessica VanderKam

## W

Joseph Walker  
Robin Weiss  
Melanie Wender  
Katherine Shea White  
Randall White  
Peter Williams  
Shari Gelfont Williams  
Donald Williford  
Clair E. Wischusen  
David Woosley

## Y

Andrew Young  
Brittany Yurchyk



# **ALDERFER AUCTION**

AUCTION | APPRAISAL | DOWNSIZING | REAL ESTATE



## Higher Value for Your Client

[alderferauction.com](http://alderferauction.com)

501 Fairgrounds Rd., Hatfield, PA 19440 | 215.393.3000 | AY002260

# Celebrating 20 Years of LASP Volunteering

On September 1, Mardi Busanus celebrated her 20th year of volunteering for Legal Aid of Southeastern PA's Doylestown office. Under the guise of a pro bono meeting at the Bucks County Bar Association, LASP staff, former Executive Director Elizabeth Wood Fritsch, Esq., and pro bono attorneys surprised her with a small celebration September 25.

Across two decades, Mardi has donated literally thousands of hours to LASP – including 623 hours in 2018-19 alone. “On Wednesdays I go to PFA court to assist the attorneys and court, and on Fridays I am in the office answering phones, assisting clients and handling other office duties,” she said. “It’s very satisfying. I’ve carved out my little niche.”

From time to time, she has helped during staff transitions in temporary paid roles, but always returned to volunteering.

Some of life’s bumps have reinforced her volunteer spirit and have given Mardi compassion for clients. She and her husband, Jim, recently celebrated their 46th anniversary and 50th year since their blind date. Their

son, Greg, also volunteered with LASP when he was in high school and college and created the longstanding mail merge system.

A great big thank you to Mardi for her many years of service. 🐘



*Cheyenne Stahley (at left), LASP Paralegal Intern; David J. Juall, Pro Bono Attorney; Mardi Busanus, longtime LASP volunteer; Kimberly Litzke, Pro Bono Attorney; and Jahn Chesnov, Pro Bono Attorney.*

## CLE The State of Bucks County Domestic Relations





# Choose from PA's best CLE options— live and online, in every area of practice.

**In-Person CLE events—**  
all the best experts.



**ProPass Online**  
On-Demand CLE at  
your fingertips.



**Press Books**  
Renowned authors,  
in every area of  
practice.



—Now in the Legal Intelligencer's Best Of 2019 Hall of Fame—

Learn from PA's best today.

**PBI**

**PBI.ORG | 800-932-4637**

# Meet Judge Wallace H. (Skip) Bateman

*By Chris Serpico*

Earlier this year, the judges of the Bucks County's Court of Common Pleas elected Wallace (Skip) Bateman to be President Judge, succeeding Judge Jeffrey Finley. As President Judge for the next five years, Judge Bateman will oversee the (soon to be) fifteen judges on the CP Court, the court's Senior Judges, and the county's eighteen Magisterial District Court judges.

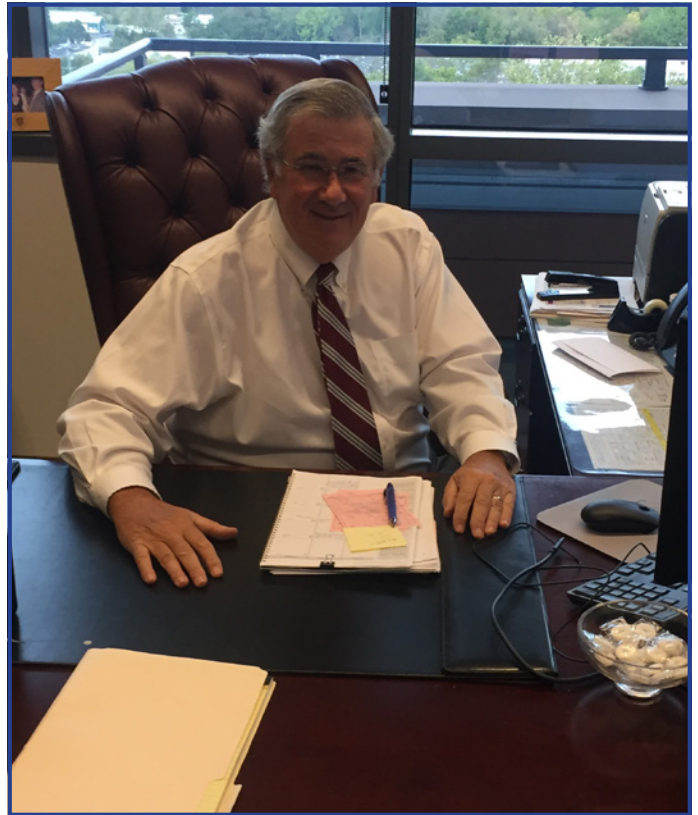
He also has responsibility for supervising all court-related departments, such as Adult Probation and Parole; Court Administration; the Board of Managers of Juvenile Court, and he sits on the Prison Board. He even makes the final call on whether to declare a snow day!

Is he up to the task? Anyone who knows him will agree that he most certainly is. Having served on the bench for the past ten years, and assuming the voters of Bucks County decide to retain him, he brings a wealth of practical experience to the position.

A graduate of LaSalle University and Widener University's School of Law, he started his career in the Bucks County District Attorney's Office, where he worked for DA's Mike Kane and Alan Rubenstein. During his tenure in that office from 1982 to 1987, he was a colleague of several judges who currently sit with him on the Bucks County bench, including Judges Finley, McHugh, Fritsch, Rubenstein, Boylan, and Gibbons.

After leaving the DA's Office, he took a position with the Perkasi law firm of Grim, Biehn, and Thatcher, where he labored for 21 years from 1987 to 2008, when he was nominated and appointed to fill an open seat on the County Court. Subsequently, he was elected to a ten-year term in November of 2009. (One of his partners at the Grim firm, Jeff Trauger, was also elected to the Bucks County bench in 2017).

When I asked him about his priorities for the coming year, he was very clear that he's primarily concerned with "making sure people have access to the courts." Although he's pleased that Bucks County has been able to continue to process cases in an efficient and orderly manner, consistent with its state-wide reputation as a leader in delivering justice



in a prompt and efficacious manner, as a practicing attorney for over two decades, he understands the competing demands that many lawyers have to juggle. To that end, he feels "it's important to respect lawyers, but also make certain that unnecessary delays will not be tolerated."

He's quick to credit his fellow judges and others for making the court more efficient, which makes his job a little bit easier. He cites, for example, the "remarkable" job Judge Baldi has done in removing stale cases from the civil docket, and instituting procedures to make the civil list move more rapidly without impeding the rights of litigants and their attorneys. Judge Boylan deserves recognition for the work she's done with Specialty Courts, such as Drug Court; the Youthful Offender Program; and the District Court Drug Diversion Program. He also credits Deputy District Attorney Bob James for his work in creating the Veteran's Court, which now has been expanded to allow for greater involvement and supervision by Adult Probation and Parole.





*When I asked him about his priorities for the coming year, he was very clear that he's primarily concerned with "making sure people have access to the courts." Although he's pleased that Bucks County has been able to continue to process cases in an efficient and orderly manner, consistent with it's state-wide reputation as a leader in delivering justice in a prompt and efficacious manner, as a practicing attorney for over two decades, he understands the competing demands that many lawyers have to juggle.*

Among his chief concerns is figuring out how to best utilize available space allotted for courtrooms in the Justice Center. With fifteen judges and three Senior Judges, and only fourteen courtrooms available at present, it's going to be challenging to make sure that each judge has a courtroom available.

To some extent he hopes to address that problem by increasing the number of settlement conferences. He also believes that the flexibility inherent in Judge Boylan's schedule when she attains senior judge status will be helpful, in that she'll be able to sit in Drug Court wherever it's scheduled, and she'll be able to review search warrant applications in chambers.

Another recent change in procedure that we discussed involved the method in which absconder bench warrants requested by probation and parole are now being handled by the courts. In the past, people who had violated the terms of their probation or parole were picked up and held in the prison until they would come before a judge. In many cases, they might be returned to jail until the time of their violation hearing, which could be months away.

Under the procedure spearheaded by Christine Shenk, recently named Chief of Bucks County Adult Probation (APPD), most people with outstanding bench warrants for alleged probation violations will be screened and interviewed by an APPD staffer, who will recommend detention or release before appearing in Court. It is anticipated that this will decrease the number of people held in custody pending their violation hearings which will allow them to address the issued underlying the alleged violations without causing them to lose their jobs and/or their living arrangements while

also decreasing the number of prisoners housed at Bucks County's Correctional Facility.

He also believes that recent changes in family court procedure whereby Emergency Custody Petitions will initially be reviewed by a judge, and where "new" custody cases will require each party to present a proposed interim custody order to the Court for review, rather than wait for the parties to be seen by a custody evaluator before an interim custody order is entered, will improve the current system.

As for the three new judges who will be joining the Court in January, it is his plan to "take advantage of their strengths and experiences by putting them in situations where they might be most efficient and effective."

Judge Bateman is justifiably proud of his three children, two of whom are doctors, and the third is a lawyer. Kristin is a practicing physician and medical professor at Tulane University Medical School. Ryan is an Emergency Room doctor at Jefferson Hospital in Philadelphia. Julie is an associate with Charles Peruto, Jr., in Philadelphia.

Of course, he frankly admits that most of the credit for their success, (and his) should go to his wife of thirty-eight years, Denise. Having known Denise myself for many years, I second that opinion. 🐘

## ATTORNEY DISCIPLINARY AND ETHICS MATTERS

STATEWIDE PENNSYLVANIA MATTERS  
NO CHARGE FOR INITIAL CONSULTATION

Representation, consultation and expert testimony in disciplinary matters and matters involving ethical issues, bar admissions and the Rules of Professional Conduct

### James C. Schwartzman, Esq.

- Judge, Court of Judicial Discipline
- Former Chairman, Judicial Conduct Board of Pennsylvania
- Former Chairman, Disciplinary Board of the Supreme Court of Pennsylvania
- Former Chairman, Continuing Legal Education Board of the Supreme Court of Pennsylvania
- Former Chairman, Supreme Court of Pennsylvania Interest on Lawyers Trust Account Board
- Former Federal Prosecutor
- Selected by his peers as one of the top 100 Super Lawyers in PA and the top 100 Super Lawyers in Philadelphia
- Named by his peers as *Best Lawyers in America* 2015 Philadelphia Ethics and Professional Responsibility Law "Lawyer of the Year," and in Plaintiffs and Defendants Legal Malpractice Law

1818 Market Street, 29th Floor • Philadelphia, PA 19103  
(215) 751-2863

# "An Affair to Remember"

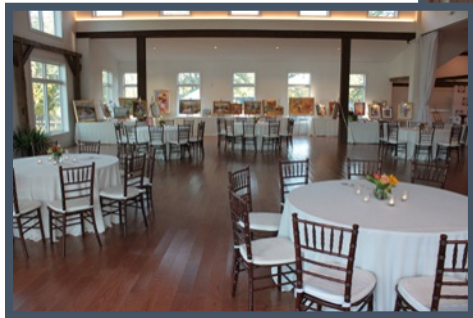
By Tina Mazaheri

**N**EARLY NINETY PEOPLE GATHERED ON OCTOBER 10TH AT THE AWARD-WINNING INN AT BARLEY SHEAF FARM TO CELEBRATE THE BUCKS COUNTY BAR FOUNDATION'S 15TH ANNIVERSARY, AN AFFAIR TO REMEMBER. Guests were greeted with a glass of pink champagne, reminiscent of the movie starring Cary Grant and Deborah Kerr. Scrumptious passed hors d'oeuvres included short ribs, shrimp/avocado spoons and soup shooters.

As you entered the beautiful barn at the Barley Sheaf, you were transported to a whimsical world surrounded by the beautiful paintings of resident artist and renowned former trial attorney Martha Sperling, who exhibited her One Woman Show: Beyond the Bend. Martha generously donated ten percent of the price of all paintings sold that evening as well as gifted a painting to the Foundation for our silent auction. In addition to the visual delights of Martha's exhibit, guests were entertained by Dave Dales Trio.



As you entered the beautiful barn at the Barley Sheaf, you were transported to a whimsical world surrounded by the beautiful paintings of resident artist and renowned former trial attorney Martha Sperling, who exhibited her One Woman Show: Beyond the Bend. Martha generously donated ten percent of the price of all paintings sold that evening as well as gifted a painting to the Foundation for our silent auction.



An enormous thank you to Foundation Trustee, the Honorable Rochelle S. Friedman, for her meticulous planning and execution of this event. Judge Friedman saw to every detail of this event from the guest list, to the entertainment, to the ambiance of the room; all were Her Honor's vision. Thank you to Liz Fritsch for serving on the ad hoc committee and to Grace Deon for arranging the breathtaking flower arrangements - another artistically gifted attorney. It should be mentioned that Judge Friedman spied the most vibrant Fall plants at Rice's

Market, purchased them three weeks before the event, and kept them alive to be used in the decorations.

Judge Friedman also had the novel idea of having the Fred Astaire Dancers come and perform a dance exhibition for us - think Dancing with the Stars quality dazzle. It was the first time I saw our members stop socializing during an event to pay attention to the show.

A delicious dinner of shrimp cocktail, raw oysters, carving stations and other yummy food was served, followed by delectable desserts including chocolate-covered





strawberries. And speaking of chocolate, we honored our past and current Foundation Trustees with a treat from Raymer's Chocolates, following a presentation of the history of the Foundation by Founding President Dermot Kennedy.

Thank you to Trustee Ryan Mellon for the donation of six tickets to a Phillies game next season, with seats on the visitor's dugout (they are amazing seats!), and to Liz Fritsch for auctioning a vacation week at her family home in Long Beach Island, New Jersey.

I am proud to report that guest stayed through the entire event and left with a little goodie bag of Raymers chocolates. Beside the smashing time, the Foundation raised approximately \$9,000 at what was truly An Affair to Remember. Thank you to everyone who contributed their time and energy in making the night such a huge success. Judge Friedman's attention to detail in the planning and execution of the event was nothing short of spectacular. Thank you to Greg, Barbara and Dylan for their elegant execution of the lovely event. 🍷



## Webster Law<sup>PC</sup>

CRIMINAL DEFENSE



BUCKS COUNTY CRIMINAL AND CIVIL LAW  
Serving Pennsylvania and Federal Courts

*"The darkest places in hell are reserved for those who maintain their neutrality in times of moral crisis."*

*Dante Alighieri*

At Webster Law we bring to clients over three decades of trial experience in Bucks and surrounding counties and unparalleled expertise in investigation, preparation and litigation.

*Fiat justitia ruat caelum*

Let justice be done though the heavens fall



87 NORTH BROAD STREET, DOYLESTOWN, PENNSYLVANIA 18901  
215.348.7700 + F: 215.348.0171 + SWEBSTER@WEBSTERLAWPA.COM  
WWW.WEBSTERLAWPA.COM

Your business in the cloud.

**\*Receive a \$250 Prepaid Gift Card!**  
Expiration 12/31/19

**Let DCC Manage Your Communication & IT Needs.**

**Managed IT • Managed Online Backup**  
Military Grade Security, HIPPA Compliance

**VoIP Services**  
Call Recording & Meeting Manager for Client & Staff Meetings,  
Mobile App to Keep You Connected on the Go

**Ask about our Residential Phone Service!**  
\$14.95 per month plus taxes and fees.  
Includes Cordless IP Phone or ATA (Analog Telephone Adaptor)\*\*

**267-855-VoIP (8647) • www.dccvoip.com**

\*\$250 prepaid gift card for new business customers only. \*\* Cordless IP Phone and/or ATA for new residential customers only. Exclusions apply. See DCC for complete details.



# Bar Foundation 15<sup>th</sup> Anniversary Celebration







# ORPHANS' COURT = FIDUCIARY COURT: A MODEST PROPOSAL

**While attorney Neal G. Wiley deserves substantial praise for researching and authoring his comprehensive review of the history and role of the largely misunderstood Orphans' Court in Pennsylvania** (his article was recently published in the Pennsylvania Bar Association Quarterly, July, 2019), I feel compelled to lodge a respectful dissent regarding his extolling the virtues of the ancient name, "Orphans' Court." Mr. Wiley observes that the moniker "so well conceptualizes its continuing role." I beg to differ. Here is why:

As the author notes, Orphans' Court jurisdiction, which has expanded substantially since our nation's founding almost two and one-half centuries ago, is particularly geared toward assisting and caring for those who cannot take care of themselves, or those who require judicial intervention to compel appropriate care and support, financially and/or with regard to health, living arrangements, and other personal care matters. This laudable mission is why I have been proud to include "Orphans' Court" judge as one of the many hats I have worn since I joined the Bench nearly a decade ago.

Mr. Wiley's article has caused me to give stronger consideration to questions which I have raised, and frankly, with which I have been burdened since 2010, when my then-President Judge approached me and asked (that is, ordered) me, as a newly elected Judge, to spend one-third of my court time serving in the Orphans' Court division of the Bucks County Court of Common Pleas. Not unlike many practicing attorneys, I had had very little exposure to Orphans' Court as a litigation attorney for 33 years prior to joining the Bench. I quickly learned, much to my surprise, that Orphans' Court jurisdiction is quite broad,

encompassing multiple complex areas of dispute. So I began to question the propriety of the name.

Why such an antiquated moniker? Is the designation even accurate? Is the use of the word "orphans" politically incorrect? Why can't we come up with a more accurate, more fitting, less deceptive, and more all-encompassing name?<sup>1</sup>

Substantially similar to Orphans' Courts throughout the Commonwealth, our Orphans' Court Division in Bucks County handles guardianships of alleged incapacitated persons, guardianships of minors, will contests, disputes as to estate and trust accountings, various other litigation matters involving decedents' estates and trusts, contested and uncontested terminations of parental rights, enforcement actions involving the Older Adult Protective Services Act, approvals of petitions pertaining to wrongful death and survival actions, approvals of minor's compromises, name changes, and, happily, adoption hearings.

The evidence is overwhelming, then, that the name "Orphans' Court" is a misnomer—largely inaccurate, even insensitive, and certainly inapplicable to almost all of the disputes which are adjudicated. The inaccurate moniker creates misconceptions about the broad scope of the work of the Court, and I would suggest that it is not an exaggeration to state that the name "Orphans' Court" creates disrespect for the quality and complexity of issues which the Court must address. It is, indeed, true that words matter.

While I have yet to learn of a fully accurate or totally satisfactory substitute name, I am persuaded that it would



be far better were the Court to be renamed "Fiduciary Court."<sup>2</sup> After all, fiduciary relationships are broadly what this court is all about; the application and enforcement of principles of equity, loyalty, trust, and integrity. Those of us who are fortunate enough to be associated with this fiduciary court – judges, attorneys, professional as well as lay guardians, medical experts, social workers, and others – have the wonderful opportunity to work toward creation of just results for those who need care and protection. In the 21<sup>st</sup> century, unlike what was true in 17<sup>th</sup> century England 18<sup>th</sup> century America, orphans are but a small subsection of those who seek justice in this division of our courts. The time to rename "Orphans' Court" is well past due. As has often been stated, we should not reject wisdom just because it comes late. 📌

– Gary B. Gilman

Judge, Bucks County Court of Common Pleas

<sup>1</sup>I recognize that changing the name of Orphans' Court would require amending various state statutes and state and local rules, along with changing the longstanding habits of many veteran judges and attorneys. This brief commentary is limited to initiation of the name change conversation; there is no intent to address the logistics of how such a name change can be implemented.

<sup>2</sup>Many people whom I have informally polled, who favor a name change, believe that the new name should be "Probate, Estates, and Fiduciary Court" (i.e., "PEF Court"), thereby tracking the statutory scheme which applies to many of the issues addressed in Orphans' Court. In response, I would suggest that "Fiduciary Court" has two benefits: the name more accurately applies to non-PEF Code as well as PEF Code Orphans' Court duties, and it is short and to the point.

**REACH 25,000+** Engaged Business and Community-minded Leaders

**Advertise in the Writs,**  
the Official Publication of the Bucks Bar Association



Mailed directly to more than 3500 Bucks County attorneys, C-level decision makers, civic, social and municipal community leaders, and into hundreds of high-traffic locations throughout the county, Bucks County Bar Association's *the Writs* focuses on national, state and local matters that affect the practice of law within Bucks County, and activities of the Bar Association and its members that contribute to the welfare of Bucks County communities.



**Hoffmann**  
Publishing Group

**For Advertising Information  
& Opportunities Contact:**

Alicia Lee | Alicia@HoffPubs.com | 610.685.0914 x210

**HoffmannPublishing.com**



*Bucks County Mediation and Arbitration Center*

The Bucks County Mediation and Arbitration Center (BCMAC) is owned and operated by Barbara N. Lyons, Esq. She is certified, skilled and experienced in neutral arbitration, mediation and case evaluation. Attorneys work closely with Barbara from initial contact to the conclusion of their case.



**BCMAC is a full-service ADR provider addressing issues involving:**

- Personal injury premises and product liability
- Commercial and insurance matters
- Real estate and equity disputes

BCMAC provides cost-effective and real-world solutions for attorneys and their clients, business and industry professionals.

**Bucks County Mediation and Arbitration Center**

The Farm, 220 Farm Lane, Doylestown, PA 18901

**For more information call  
(215) 340-7655  
or visit [www.bcmac.org](http://www.bcmac.org).**

# BENCH BAR 2019 – SEAVIEW

By Tyler Tomlinson, Esquire



**I**n late September, over 140 attorneys and Judges came together for the Annual Bench Bar Conference. We gathered at the award-winning Seaview, a Dolce Hotel, situated on 670 acres along Reed's Bay in picturesque Galloway, New Jersey. The weather was perfect, everyone had a good time, and the Eagles beat the Packers (most importantly, of course).

There were several informative and interesting CLEs covering topics such as Family Law, Civil Litigation, Criminal Law, Mental Health Services in Bucks County, and others. Our Guest speaker, Dr. Joeseph Shannon gave us insightful ways to help our clients.

Many individuals enjoyed golf at SeaView's two courses – The Bay Course and the Pine Course. We channeled our inner Ben Hogan and Sammy Sneed to play our best golf. Some went into Atlantic City to try their luck at the casinos. There was also plenty of late night entertainment and action in the hospitality suite.

As our President Bob Repko said: "The Bar Association's signature event is always something that people enjoy. It is a chance to catch up with colleagues and friends". Seaview was the Best Bench Bar since Hershey.

Everyone is already looking forward to the Bar Association's 2020 Conference at SkyTop in the Poconos. Mark your calendars now for September 24-26, 2020. 📅









# The “Notorious RBG” is Celebrated in Philadelphia

By Scott L. Feldman

**IT MAY BE CLICHÉ TO REFER TO SOMEONE AS A LIVING LEGEND, ESPECIALLY WHEN THAT INDIVIDUAL IS VERY MUCH IN THE MIDST OF HIS OR HER PROFESSIONAL SUCCESS.**

Yet another first Monday in October has come and gone with Ruth Bader Ginsberg again hard at work along with her fellow Supreme Court justices. The Court has a full docket of significant cases, potentially impacting our collective lives and culture for decades to come.

Justice Ginsberg is the second longest serving current member of the Supreme Court, having taken the oath of office on August 10, 1993. She has been parodied by Saturday Night Live, been the subject of several recent books and a full length documentary movie (“RBG”) and just last year, had her earlier life and career celebrated on the big screen in “On the Basis of Sex” starring Felicity Huffman.

The nation was collectively intrigued by her personal friendship with Justice Antonin Scalia and often follows her recent and varied health scares with bated breath. Her diminutive size, soft spoken manner and distinctive and decorative collars only add to the mystique.

Yeah, those are indeed the things that define a living legend.

So it is that Philadelphia is the first host of a special exhibit entitled: “Notorious RBG: The Life and Times of Ruth Bader Ginsberg”. The recently opened exhibit at the National Museum of American Jewish History, at 101 S. Independence Mall East (Fifth and Market Streets) continues through January 12, 2020. Admission to the exhibit is only \$9.00, a reference to a quote from the Supreme Court justice: “People ask me sometimes, when — when do you think it will be enough? When will there be enough women on the Court? And my answer is when there are nine.”

“People ask me sometimes, when — when do you think it will be enough? When will there be enough women on the Court? And my answer is when there are nine.”

## NOTORIOUS RBG

THE LIFE AND TIMES OF  
RUTH BADER GINSBURG







Past exhibitions at the Museum included: The Art of Rube Goldberg, Leonard Bernstein: The Power of Music, and Bill Graham and the Rock and Roll Revolution.

According to the museum web site, "the visually rich and entertaining exhibition explores RBG's legacy through archival photographs and documents, historical artifacts, contemporary art, media stations, and gallery interactives. Visitors will find not only the Justice's writings, opinions, and interviews, but also the whimsical yet powerful world of Notorious RBG memes, fan art, and parody." Highlights include original home movies and audio recordings (including her dissenting opinion in *Bush v. Gore*), and yes, some of her actual robes and collars.

On December 12, 2019 the Museum will present a special program entitled "Notorious RBG in Song," created by Soprano-composer (and daughter-in-law of Justice Ginsburg), Patrice Michaels. The event is described as a dramatic concert saluting her life and work, and is followed by a talk-back and reception. On December 15, 2019 the Museum will present an onstage conversation with co-authors and curators, Irin Carmon and Shana Knizhnik.

**BE SURE TO MAKE YOUR PLANS!** 🗓️

**WE LISTEN, WE CARE,  
WE GET RESULTS**




**R Repko Law, LLC**  
ATTORNEYS & COUNSELORS AT LAW


**Family Law • Personal Injury  
Criminal Defense • DUI/DWI**

*Integrity Compassion  
Knowledge Results*

SERVING BUCKS & MONTGOMERY COUNTIES  
Doylestown • Langhorne • Colmar

PHONE: **215-348-9500**  
87 North Broad Street, Suite 2  
Doylestown, PA 18901

 **www.RepkoLaw.com**

 **Follow us on Facebook**



# ZONING FOR PONIES

By Nancy Larkin Taylor, Esquire

One recent Thursday night I had a chance to visit the new Doylestown Township Municipal building. It is lovely, clean and airy. I look forward to paying my taxes in that artful lobby. The Supervisors Hearing room décor is “modern rustic” with a vaulted barn ceiling, very Bucks County. The acoustics had not yet caught up to the renovations. In other words, the mics did not work yet. The two matters scheduled that evening had drawn a fairly large crowd, but few of the audience could hear what was being said.

Despite this, the Zoning Board heard testimony from a township resident, one of my back yard catty-corner neighbors, who was seeking a variance to allow her to house two miniature ponies in her backyard four weeks a year. Apparently companion horses need time to get accustomed to living in a neighborhood so they can bond better with their new human partner. The applicants own less than an acre of land. Under the Zoning Ordinance livestock, which ponies are, requires five acres.

The variance proponents introduced photos and maps of the property, photos of her Dad with the ponies, a photo of the two ponies, Cheyanne and Julia, kissing. They noted that while this is a residential neighborhood, the presence of animals can bring people together and perhaps some neighborhood teenagers might learn to care for them. With genuine enthusiasm, they promised to remove manure from the property twice a week, keep it in a covered container between pick-ups, change the shavings in the corral when it rained and make sure the paddock floor was covered with two inches of shavings at all times.

The property owners suggested that the run off in the creek separating them from the back neighbors was already compromised by the elimination habits of large neighborhood dogs, mulch and various pesticides. They opined that neighbors would not be negatively affected by the presence of two ponies four weeks a year since two ponies urinate much less in four weeks than dogs do in a year. They even quoted the comparable liter volumes.



**We all advocate for our own agendas. Unconsciously, we present our perspectives in a light most favorable to our position on any issue. Which is why a site visit in this case is crucial.**

The Zoning Board agreed, at her request, to schedule a site visit before taking further action. I found that to be a brilliant idea. Rather than watch several neighbors testify in opposition to the plan, using diagrams to describe how close their houses are in relation to the new barn or how wide the creek runs, Zoning officers can see for themselves.

It is impossible to convey with words how dense “woods” are or describe what is visible from a neighbor’s yard at a certain time of year. A curb side picture shows only a 90-degree view of the property.

We all advocate for our own agendas. Unconsciously, we present our perspectives in a light most favorable to our position on any issue. Which is why a site visit in this case is crucial. For the officers to see with their own eyes, measure distances with their own strides, smell the barn and see the corral up close is an efficient way to gather information, more efficient than listening to a trail of witnesses. After a couple hours of testimony, no one cares. Everyone just wants the hearing to end. A site visit takes half the time.

Kudos to the Zoning Board for agreeing to “walk the crime scene.” However the Board decides, I applaud their understanding that while a picture is worth a thousand words, a site visit is worth a million. 🐾





# YOUNG LAWYERS' DIVISION:

## PHONE CALLS TO SANTA & YEAR-END PARTY

*By Megan Brooks and Michael Shelton*

Santa Claus is coming to....the Bar Association! The Young Lawyers' Division is bringing back "Phone Calls with Santa". This event will take place on Wednesday, December 11, 2019, from 5:30pm to 7:30pm, when members of the Young Lawyers Division will make calls "from Santa" to children in Bucks County. Bar Association Members and the general public can sign their children up for a phone call from Santa through the Bucks County Bar Association website for a \$10.00 donation per child. One Hundred percent of these funds will go to the Bucks County Opportunity Council, a group whose mission is to reduce poverty in the Bucks County area. Please be sure to let your friends, neighbors and colleagues know about this wonderful charitable fundraiser. Tis' the season!

At the same time Santa is calling the children, the YLD, along with Member Services, will be throwing 2019's last hurrah at the Bar Association (from 5:30 to 7:30). This event will be catered by Altomonte's and is free to all BCBA members. Yes - free food and free drinks. What's more is that the Young Lawyers have agreed to "bartend" for the evening. Santa + free food + free drinks + being catered to by the Young Lawyers of the BCBA. What more can you ask for?

### A special shout-out and thank you to the YLD 2019 Executive Board for its hard work this year:

- Jeremy Puglia, Chair
- Erin Aronson, Chair Elect
- Emma Kline, Vice Chair
- Bianca A. Roberto, Treasurer
- Mitchell Baylarian, Secretary

### A warm welcome to the 2020 Executive Board and Advisory Committee Members who will begin their reign in January:

#### **2020 Executive Board:**

- Erin Aronson, Chair
- Emma Kline, Chair-Elect
- Bianca Roberto, Vice-Chair
- Chris Mahoney, Secretary
- Aimee Schneckner, Treasurer

#### **2020 Advisory Committee Members:**

- Mitch Baylarian
- Meg Brooks
- Rob Gordon
- Britain Henry
- Josephine Lee
- Jen Pierce
- Mike Shelton
- April Townsend
- Jeremy Whalen
- Elaine Yandrisevits
- Jeremy Puglia

Sneak Peak: Looking forward, the YLD is already gearing up for the annual Mock Trial Competition, which is set to take place in January and February 2020. Emma Kline, Esq. will be heading up these efforts as this year's District Coordinator. With assistance from both the Bench and the Bar, our District consistently staffs the competition with local judges and attorneys, giving our students a realistic courtroom experience. In 2019, Erin Aronson, Esq. coordinated 20 of these trials, which required volunteered time from 20 judges, 20 jury panels, and 20 bailiffs, all in a span of just 6 weeks. The YLD is extremely fortunate to have the support of our Bench and Bar, and looks forward to another successful competition in 2020! Look out for the Mock Trial Happy Hour announcement in the coming weeks!

From the entire Young Lawyers' Division of the Bucks County Bar Association, we say THANK YOU for all your support this year, and we look forward to another eventful year in 2020. See you on December 11th! 🍷

From the entire Young Lawyers' Division of the Bucks County Bar Association, we say THANK YOU for all your support this year, and we look forward to another eventful year in 2020. See you on December 11th!

# BCBA Launches Pro Bono Eviction Prevention Pilot Program in November

*By Marion Hoffman Fraley*

*Communications Manager, Legal Aid of Southeastern PA*

With 7,000 – 8,000 residential evictions in Bucks County every year, “many folks are one step away from homelessness,” Ronald Smolow, Esq., noted in introducing the new Bucks County Bar Association eviction prevention pilot program. The three-month pilot will provide free one-day legal representation for tenants without counsel in landlord-tenant eviction cases. The pilot will also provide access to social services through the Bucks County Opportunity Council, which is the designated Community Action Agency (CAA) for Bucks County. The Opportunity Council will have case managers at court for each of the hearing dates to offer tenants services which may be helpful in stabilizing their housing situation. It also plans to follow up with tenants and provide counseling post hearing.

Most tenants facing eviction do not have legal representation and often do not attend their eviction hearings, while landlords are much more likely to have representation at the hearings. “Tenants often have no attorney, no money, and no place to go,” Smolow told attorneys at the October 18th CLE introducing the program. “We’d like to create a more level playing field.”

“Tenants often have no attorney, no money, and no place to go,” Smolow told attorneys at the October 18th CLE introducing the program. “We’d like to create a more level playing field.”



Magisterial District Judge Jan Vislosky answers a question from an attorney at an Oct. 18 CLE on “Representing Tenants Facing Eviction in Magisterial District Court.” Ronald Smolow (at center), Esq., and Robert Kim, Esq., Staff Attorney for Legal Aid of Southeastern PA (LASP), also presented information on landlord-tenant law.



“We’re looking for volunteer lawyers to sign up for at least one of the hearing dates,” Pierce said. “Based on the court’s past experience and some educated guesses, we expect a dozen or so cases with unrepresented tenants on each of the hearing dates. We don’t want anyone to be unrepresented.”

The pilot has been in the planning stages for the past two years, Smolow said. It will cover six landlord-tenant hearing dates in Magisterial District Judge Jan Vislosky’s Courtroom, 07-1-10, 7th District. Located at 9187 New Falls Road, Fallsington, PA 19054, this Court has one of the highest numbers of eviction hearings (900 – 1,000 per year) in Bucks County, with the vast majority of those facing eviction unrepresented.

Explained Jennifer Pierce, Esq., Pro Bono Chair for BCBA and Managing Attorney of LASP’s Doylestown office “Our goal is to organize BCBA’s volunteer resources in order to provide free one-day representation for tenants without counsel... By providing temporary legal representation, we hope to enable tenants to avoid eviction while they find the necessary financial or other means to deal with temporary circumstances.”

With 26 years in the courtroom, Judge Vislosky observed that earlier in her tenure, landlords would wait three to four months before filing an eviction notice, giving time for tenants to come up with back rent. But rental prices are significantly higher these days. “Landlords no longer wait that long,” she said. Accidental illness, loss of job and loss of hours are some reasons tenants fall behind on the rent.

“We’re looking for volunteer lawyers to sign up for at least one of the hearing dates,” Pierce said. “Based on the court’s past experience and some educated guesses, we expect a dozen or so cases with unrepresented tenants on each of the hearing dates. We don’t want anyone to be unrepresented.”

The landlord-tenant hearings are scheduled for 1 p.m. on: Thursdays, Nov. 7 and Nov. 21; Thursdays, Dec. 5 and Dec. 19; and Thursdays, Jan. 9 and Jan 23.

For more information on the BCBA eviction prevention program and/or to volunteer, please contact Jennifer Pierce at 215-340-1818, ext. 205, or [jpierce@lasp.org](mailto:jpierce@lasp.org). A

signup is under way for upcoming court dates for the pilot. Additional contacts are Ron Smolow who can be reached at 215-579-1111 or [ron@smolow.com](mailto:ron@smolow.com), and Robert Kim, LASP Staff Attorney based in Bristol, who regularly provides representation to LASP clients in landlord-tenant cases and plans to be available during the pilot project hearings scheduled above to answer pro bono attorneys’ questions. He can be reached at 215-481-1111 or [rkim@lasp.org](mailto:rkim@lasp.org).

The BCBA gratefully acknowledges the contribution of the Montgomery Bar Association and the Eviction Prevention & Intervention Coalition in the preparation of CLE materials introducing the new Bucks County pilot. 🛠️



**Carroll Engineering Corporation**  
Proudly Serving Bucks County Since 1973

Water Facilities Engineering  
Wastewater Engineering  
Municipal Engineering  
Structural Engineering  
Traffic & Transportation Engineering  
Civil Engineering  
Environmental Engineering  
Planning & Site Design  
Surveying  
Construction Management  
Geographic Information Systems



**Corporate Office:** 949 Easton Road  
Warrington, PA 18976  
215.343.5700

101 Lindenwood Drive, Suite 225  
Malvern, PA 19355  
484.875.3075

630 Freedom Business Center, 3rd Floor  
King of Prussia, PA 19406  
610.489.5100

105 Raider Boulevard, Suite 206  
Hillsborough, NJ 08844  
908.874.7500

[www.carrollengineering.com](http://www.carrollengineering.com)

# We Take Injury Cases.

## *We Pay Referral Fees.*

***For Bucks County Attorneys, having the **right referral partner** can be a game changer for your practice.***

At Cordisco & Saile, we are actively accepting cases from Bucks County attorneys involving serious accidents, workers' compensation, nursing home neglect, and those affected by major drug and product cases.

Cordisco & Saile will pay referring attorneys a referral fee\* of one-third of our contingent fee upon the successful resolution of a personal injury case.

***Contact us today to learn more about case referrals at [www.ReferCS.com](http://www.ReferCS.com).***

\* In accordance with the requirements and provisions of Pennsylvania Rule of Professional Conduct 1.5.

**C&S** | CORDISCO  
& SAILE LLC

**PERSONAL INJURY LAW**

***Cordisco & Saile is currently accepting cases for:***

*Car Accidents*

*Motorcycle Accidents*

*Truck Accidents*

*Workers' Compensation*

*Slip and Fall Cases*

*Nursing Home Neglect*

*Dangerous Drugs & Products*



***Over 200 Five Star Ratings  
and Reviews from Past Clients***



Kevin M. Bradway

John F. Cordisco

Michael L. Saile Jr.

**Call: 215-526-5026 | [www.cordiscoaile.com](http://www.cordiscoaile.com)**



# CLE Helping Residential Tenants Avoid Eviction





# BREAKING UP IS HARD TO DO.

WE MAKE THE LEGAL PROCESS AS EASY AS POSSIBLE.



---

**WILLIAMS FAMILY LAW**

---

A Professional Corporation

**43 NORTH PINE STREET, DOYLESTOWN, PA**

**CALL 215-340-2207**

**[BUCKSFAMILYLAWYERS.COM](http://BUCKSFAMILYLAWYERS.COM)**