

**WARWICK TOWNSHIP BOARD OF SUPERVISORS  
MEETING MINUTES  
Warwick Township Municipal Office**

February 3, 2016

Chairman W. Logan Myers III convened the February 3, 2016 meeting of the Board of Supervisors at 7:00 a.m. Present were Supervisors Kenneth Eshleman, Michael Vigunas, and C. David Kramer. Absent was Supervisor Herbert Flosdorf. Also present were Daniel L. Zimmerman, Township Manager, Tom Zorbaugh, Zoning and Coding Officer, Dean Saylor, Public Works Superintendent, David Brodan 468 Resolution Drive, Patrick Moulds representing ELA, Gerald Link 14 Buttonwood Drive, Laura Knowles representing the Lititz Record, Kevin Varner representing Diehm & Sons, Whit Buckwalter representing BFLD, Chris Venarchick representing RGS Associates, Roy Zimmerman 1240 Brooke Court, and Billy Clauser, Warwick Township.

**ARRO:** See attached letter thanking the Township for appointing ARRO as the Township's alternate engineering consultant for calendar year 2016.

**PSATS:** See attached newsletter.

**SENATOR AUMENT:** See attached letter invitation to attend a meeting on February 19, 2016.

**CONSIDER THE REVISED FINAL PLAN FOR BROOKE COURT, PREPARED BY DIEHM & SONS, DATED 12/17/2015:** Kevin Varner, representing Diehm & Sons along with Roy Zimmerman, were present to discuss the plan. Varner gave a brief background of the plan. Varner stated there are two revisions that were made. Varner stated because the development is next to an Ag Zone there are planting restrictions for trees and shrubs. The restrictions on the sideline with the tree setbacks were expanded. The other change is the removal of an add-on to a neighbor. On the original plan there was a 1,700 square foot piece of land called "Parcel A" that was to be added to the neighbor. The revised plan removes the add-on and brings it to the intersection right-of-way. Varner stated as far as maintenance of this strip, there was a notification put on the plan as well as a legal description on the deed that the lots are responsible to maintain the strip on either side.

Varner reviewed the letter from ELA dated January 13, 2016.

On a motion by Eshleman, seconded by Vigunas, the Board unanimously approved the Revised Final Plan for Brooke Court.

**CONSIDER THE FINAL SUBDIVISION PLAN FOR GARDELL LLC, PREPARED BY DIEHM & SONS, DATED 10/20/2015:** Kevin Varner, representing Diehm & Sons along with Jared Garman, were present to discuss the plan. Varner stated the site is located on the north side of Orchard Road. The site is 1.4 acres. A 25 foot right-of-way from the center line is being proposed. The site is zoned R-1 Residential. There is an existing house on the tract along with a driveway with a turnaround area and a barn. There is public sewer that was extended as part of an existing development there is also public water.

Varner stated the proposal is to subdivide the tract into four lots. Each lot would be just slightly over 15,000 square feet. Storm water has been designed for all four lots for the maximum zoning coverage. At this point in time there will be a partial demolition done to the existing house and a remodel is proposed.

In regards to stormwater, each driveway was placed on the high side of the lot with installation of an infiltration trench for each dwelling roof and driveway turnaround. An NPDES permit has been obtained. Erosion control has also been obtained along with approval from the Lancaster Conservation District.

Myers inquired if there was any consideration given having joint driveways and also if any consideration was given to lining the driveways with the existing driveways on the opposite side of the street. Varner stated each driveway is located on the opposite side of the swale. Varner stated shared driveways would be difficult with the topography of the land. As far as the lining of the driveways, Varner stated the road was viewed as having minimal traffic so this was not considered necessary. However, some site work will need to be done in order to get good site distance.

Varner reviewed the letter from ELA dated January 28, 2016. A waiver being requested is for the improvements to the existing street and curb. At this time there are no curbs in the area so the builder is proposing a fee in lieu of this.

On a motion by Vigunas, seconded by Kramer, the Board unanimously approved the waiver requests as outlined in the ELA letter dated January 28, 2016 and approval of the comments from the letter dated February 3, 2016 based on staff recommendations.

**CONSIDER ORDINANCE 274 PROVIDING FOR THE AMENDMENT OF THE ZONING MAP TO REZONE 24 ACRES FROM PARTLY R-1 AND PARTLY AG TO R-2 RESIDENTIAL:** Zimmerman gave a recap of the hearing that took place at the January 20, 2016 Board of Supervisors meeting. Since then some additional correspondence was submitted to the Township from some residents who reside on W. Woods Drive regarding the impact this would have on traffic. In the letter it is requested that the function of Hess Lane be studied should the rezoning take place and be incorporated in the traffic study. Zimmerman stated the petitioner proposed there would be more traffic with an R-1 zoning of open market as compared to the over 55 housing project. There was also a recommendation to connect Hess Lane to the existing 60 acres. Zimmerman stated this is something that would need to be studied. The signers were concerned with how much traffic is going to turn left at Hess Lane. Zimmerman stated as far as infrastructure support the roads, sewer, and stormwater, have all been built to support this this type of development.

Zimmerman stated the issues of concern addressed in the letter will be addressed by the developer of Traditions of America. The letters received from the residents have been addressed by the staff.

On a motion by Vigunas, seconded by Eshleman, the Board unanimously approved Ordinance 274 providing for the amendment of the zoning map to rezone 24 acres from partly R-1 and partly Ag to R-2 Residential.

**CONSIDER RESOLUTION 02-03-16-01 AUTHORIZING ANCILLARY ACTIVITIES BY VOLUNTEER FIRE COMPANIES SERVING WARWICK TOWNSHIP:** This was tabled at the last Board meeting with the Board asking the Township to modify the Resolution. Changes have been made according to the Board's request. Zimmerman stated this Resolution will need to be authorized on a yearly basis at the annual Reorganization Meeting.

On a motion by Vigunas, seconded by Kramer, the Board unanimously approved Resolution 02-03-16-01 authorizing ancillary activities by volunteer fire companies serving Warwick Township.

**CONSIDER STORMWATER PIPE REPLACEMENT AGREEMENT FOR THE MORAVIAN MANOR PROJECT:** Zimmerman stated this development is completely within Lititz Borough with the exception of two sections within the

Township's jurisdiction. Stormwater pipe needs to be extended in order to be tied in to the Warwick School's system. This would involve the crossing of Orange Street. Zimmerman stated anytime there is a new stormwater pipe crossing a PennDOT jurisdiction, PennDOT wants an agreement as far as maintenance of the pipe. However since this development is not in the Township, the Township explained to PennDOT that the developer will need to maintain the pipe.

Vigunas inquired of Zimmerman if there were to be a stormwater issue within the Moravian Manor pipeline that affects something in Warwick Township or the school, who would be responsible for this. Zimmerman replied because this is a cross jurisdictional project this is stipulated under the Stormwater Management Agreement and would be the responsibility of Moravian Manor.

On a motion by Kramer, seconded by Vigunas, the Board unanimously approved the stormwater pipe replacement agreement for the Moravian Manor project.

**DISCUSSION ON CHANGES TO DRAFT OF THE PROPERTY MAINTENANCE CODE:** Zimmerman stated this was brought before the Board previously who requested some changes be made. Zimmerman stated the Board had inquired whether under the law could the requirements for compliance be accelerated to five days. Zimmerman stated the Solicitor explained compliance could be changed from 10 days as was originally stated to five days. However, Zimmerman stated there are certain situations when a time frame is stipulated by law. The new provision, "Quick Ticket", is a method both the Police Department and the Zoning Officer can use to accelerate the notification process in an effort to be able to respond faster to situations that are habitual.

Also revised was the rodent and harborage of feeding of feral and nondomestic animals. This was revised on the basis of the information received of the growing incidence of Rabies within Pennsylvania. The accumulation of rubbish was also addressed in this revision.

The Board was in agreement with the changes that were made.

**CONSIDER APPOINTMENTS TO THE FOLLOWING POSITIONS: BOARD OF LITITZ REGIONAL COMMUNITY DEVELOPMENT CORPORATION AND ALTERNATE TO PLANNING COMMISSION:** Zimmerman stated Mike Vigunas was volunteered for the position on the Board of the of Lititz Regional Community Development Corporation. Zimmerman is waiting for a response from the candidate who was recommended as the alternate on the Planning Commission.

Zorbaugh stated that Will Burkhart needs to be added for the alternate to the Appeals Board.

On a motion by Kramer, seconded by Eshleman, the Board unanimously approved Mike Vigunas to be appointed to the Board of the Lititz Regional Community Development Corporation and Will Burkhart to be appointed to the Appeals Board of the Zoning Hearing Board.

**DISCUSSION ON DRAFT OF MS4 MAP:** Zimmerman stated that there was a lot of field work required for the MS4 mapping adding the Township has a very large stormwater system. This work included clarifying inlets, pipe outlet structures, and drainage swales. With this information a base map was created with the type of pipe, whether it is corrugated metal, polyethylene or concrete, which will aide in setting up a replacement schedule for the piping. One thing that needs to be determined is what areas are maintained by the public, what areas are maintained privately and what is maintained by an HOA.

Patrick Moulds from ELA is present to give a presentation on what the Township is trying to build with this MS4 mapping. Moulds stated there are three phases in the MS4 mapping of stormwater. The first phase consists of using a GPS unit to map the outfalls and everything within the conveyance system. The second phase includes

taking this data and processing it and then the third phase is to go through and verify all the data. This data base will be able to be loaded so when in the field the information can be pulled up to verify data or to enter new data. Moulds explained the municipalities will be divided into 10 different sections. Every month a different section will be verified to make sure the information is accurate.

From this information a 10 year capital replacement program will be created.

Zimmerman stated several options will be given for the Board to review on determining the best way to handle the cost. Zimmerman stated the Conservation District will need to be a part of the conversation relating to maintenance.

Zimmerman stated the Board will be given more information on the MS4 mapping throughout the year.

**DISCUSSION ON DRAFT OF 2016 TRANSPORTATION IMPROVEMENT MAP:** Some of the projects scheduled include a resurfacing project by PennDOT on 501 and the Township will be doing work on Highlands. Most of the work is scheduled to be completed during the summer. The map was sent to Representative Mentzler and it will also be placed on the Township's website.

**DISCUSSION ON GRANT FOR STREAM MONITORING DATA:** Zimmerman stated the Township has a number of innovative projects one being Rock Lititz with the restoration of the riparian buffer. The data obtained from stream monitoring will aide in determining what the environmental benefits are and what the impact to the overall Lititz Run Watershed is.

Land Studies has provided a proposal to look at creating a data monitoring system that would look at the success of projects such as was done at the Rock Lititz Project.

Zimmerman stated the Township has a 20 year database that would be compiled to determine if significant steps are being made in improvements. The Board of Supervisors agreed to support a grant application to conduct additional monitoring.

**CONSIDER BID SUBMITTED FOR USED VEHICLES FOR ADMINISTRATION AND PUBLIC WORKS DEPARTMENT:** Zimmerman stated vehicles are replaced approximately every seven years. On a motion by Vigunas, seconded by Kramer, the Board unanimously approved the bid submitted for used vehicles for Administration and Public Works Department.

**CONSIDER RESOLUTION 02-03-16-02 APPLICATION TO THE CDBG PROGRAM- SIDEWALK SYSTEM ALONG NEWPORT ROAD:** Zimmerman stated second notices will have to be sent to the residents as the Township did not receive a 70% response as is required. Currently the response is around 25%. Zimmerman stated the project will go forward whether or not the grant money is received.

On a motion by Vigunas, seconded by Eshleman, the Board unanimously approved Resolution 02-03-16-02 Application to the CDBG Program-sidewalk system along Newport Road.

**CONSIDER REQUEST FOR STREAM NAME OF MILLWAY RUN FOR SEGMENT OFF COCALICO CREEK:** A Township resident requested a name for a small tributary that runs off of Millway. There is a process in which the property owner can petition to have a name. The Board acknowledges this change.

**OTHER BUSINESS TO COME BEFORE THE BOARD:** Vigunas brought up a subject that was previously addressed by residents. He stated if truck traffic were to be restricted on W. Woods Drive this would alleviate some of the concerns by the residents who live along W. Woods Drive.

Board of Supervisors  
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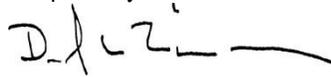
Zimmerman stated this could be a part of the updated traffic study analysis that will be done.

Kramer stated the parking lot at Linear Park had some damage done from when the Borough placed snow here. Zimmerman stated he is working with the Borough on this matter.

Zimmerman gave the Board an update on a blog that was written comparing the lead levels in Warwick Township to Flint, Michigan. Zimmerman stated as a public water supplier the Township is mandated to meet all EPA and DEP standards. The Authority is in compliance with the EPA and DEP levels. Zimmerman stated any questions regarding what normal lead levels are should be taken up with either the EPA or DEP. As a public water supplier the Township is required to do water testing. Zimmerman stated he put up a statement on Facebook explaining the Township is completely in compliance and 20 years of data is available to the public.

With no other business to come before the Board, the meeting was adjourned at 8:32 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'D. L. Zimmerman', with a long horizontal flourish extending to the right.

Daniel L. Zimmerman  
Township Manager