

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

March 16, 2016

Chairman W. Logan Myers, III convened the March 16, 2016 meeting of the Board of Supervisors at 7:00 p.m. Present were Supervisors Herbert Flosdorf, Kenneth Eshleman, and David Kramer. Absent was Supervisor Michael Vigunas. Also present were Dave Steffen Chief of NLCRPD, Daniel L. Zimmerman Township Manager, Tom Zorbaugh Zoning and Coding Officer, Dean Saylor Public Works Superintendent, Chuck Haley from ELA, Ross Kramer 347 Knightsbridge Way, Tom Matteson representing Diehm & Sons, Jerry Steinman 368 Rudy Dam Road, Ron Hershey 364 Rudy Dam Road, and Howard Kramer 529 E. Main Street.

**PUBLIC HEARING: THE HEARING CONCERNS AMENDING THE CODE OF ORDINANCES OF THE TOWNSHIP OF WARWICK, CHAPTER 340 ZONING, TO REVISE FLOODPLAIN REGULATIONS:** Zimmerman stated the Township must maintain a Floodplain Regulation Zone within its Zoning Ordinance. This was last updated in 2007. Zimmerman stated each time the floodplain regulation is updated it is mandated by FEMA that the Township adopt the maps they created as well as making sure the language within the section of the Zoning Ordinance that regulates the floodplains meets their criteria. The Ordinance has gone through a review process by DCED who makes sure the draft meets the criteria required by FEMA. The Township must have this in-place prior to April 4, 2016 as that is when the new regulations come in to compliance.

The Board had reviewed the changes at a previous Board meeting. The Warwick Township Planning Commission has also reviewed the Ordinance and provided comments. The hearing was then open to questions from the public.

Jerry Steinman inquired if there were any changes to the map in which some areas went in to a flood zone and other areas went out. Zimmerman stated that yes some boundary changes were made in which some floodplain areas were expanded and other areas were decreased.

On a motion by Kramer, seconded by Eshleman, the Board unanimously voted to close the hearing.

On a motion by Kramer, seconded by Flosdorf, the Board unanimously voted to adopt Ordinance 275.

**APPROVAL OF MINUTES:** On a motion by Eshleman, seconded by Kramer, the Board unanimously approved the meeting minutes from the February 3, 2016 and February 17, 2016 meetings.

**TREASURER'S REPORT:** Flosdorf inquired if there was a delay with the County getting the real estate taxes to the Township. Zimmerman stated the County switched to a new software program which was to be live starting January 1, 2016. However the system is still not live. The payments that are being received at this time cannot be transferred to the County because they have no way of reconciling them.

On a motion by Flosdorf, seconded by Kramer, the Board unanimously approved the Treasurer's Report.

**PAYMENT OF THE BILLS:** On a motion by Flosdorf, seconded by Eshleman, the Board unanimously approved Payment of the Bills.

**MANAGERS REPORT:** NLCRPD: See attached report.

WESC: See attached report.

Transportation Map for 2016: The map has been sent out and posted on the Township's website.

Audit 2015: The audit report for the 2015 Fiscal year will be reviewed at the April 6, 2016 meeting.

Rails to Trails: The Public Works Department has started grubbing out the section between Newport Road and Picnic Woods. In addition, the completion of the meetings with property owners who requested a visit will soon be completed. The actual work will begin during the summer. Zimmerman stated there are some stormwater issues such as old pipes that will need to be addressed. Myers inquired how the section of the trail already completed has held up over the winter months. Saylor stated it held up well. Myers did notice it is getting a little loose on top. Saylor stated Manor Township used the same material on their trail which was completed three years ago and it is natural for this to occur.

Strategic Plan: The Housing and Economics Committee will meet Thursday, March 17<sup>th</sup> at Elizabeth Township at 7:00 a.m.

6<sup>th</sup> Street Project: Three RFP's were received. The subcommittee will conduct interviews on April 14<sup>th</sup>.

**TAX COLLECTOR'S REPORT:** On a motion by Kramer, seconded by Eshleman, the Board unanimously approved the Tax Collector's Report. There was a discussion on the County Assessment Office being backlogged and not getting properties on the roll in a timely matter.

**PUBLIC WORKS REPORT:** Saylor stated the parking lot on Market Street in which the Borough uses for a snow dumping site has been cleaned however there was some damage to the pavement and parking lot. The Borough will repair the damages the week of March 21<sup>st</sup>.

Public Works will be opening the restrooms at the parks the week of March 21<sup>st</sup>.

Saylor stated recently there have been a lot of commercial operators using the Leaf and Woody Site. He appreciates the NLCRPD's help with identifying the owners through license plates. A discussion ensued as to the best way to handle nonresidents and commercial operators who use the site. The sign wording will be changed as a first step to help deter commercial operators. Having the site manned has improved the payment of non-residents.

Saylor reported street sweeping in the Township is scheduled to begin the week of March 21<sup>st</sup>.

**POLICE DEPARTMENT REPORT:** Steffen reported that the department conducted a full scale exercise at a commercial venue. This exercise included groups from fire rescue, police, and EMS. The exercise was designed to test a new concept based upon their response to an active shooter scenario. Steffen stated the exercise went well and the concept will be tested further.

Steffen stated the third quarter analysis has been completed in regards to the activities of the organization and where the department is at with meeting with the agency objectives for 2016 as well as where the department stands in their relationship in regards to a strategic plan for 2016 through 2021.

Steffen stated the department has interacted with the community on the heroin situation that is faced as a county and as a state, and the public health concerns related to heroin.

**ZONING OFFICER'S REPORT:** Zorbaugh stated the Board denied the request from Lamar Advertising to place a sign in a floodplain zone due to the size and the fact that there is a second spot it can be located out of the floodplain zone.

**WESC/EMC REPORT:** See attached report. Flosdorf stated the consultant hired to look at the ambulance situation is awaiting some final reports which he should have in approximately one month.

**NOLT FARM:** The Board acknowledges the receipt of the letter from Material Matters regarding the renewal of the permit for residential waste to be processed at Nolt's Transfer Facility on Rettew Mill Road in Lititz.

**CONSIDER THE LISTRAK FINAL LAND DEVELOPMENT PLAN, PROPOSED BY DIEHM & SONS, DATED 12/10/2015:** Tom Matteson with Diehm & Sons and Ross Kramer and Howard Kramer were present to discuss the plan. Matteson gave some background on the plan. The parking shown is for ultimate capacity. The building has space for up to 600 people. It is anticipated at opening there will be 250-275 people. There is anticipated continual growth until approximately 2023 at which time there will be full capacity. There are three phases to the plan.

Matteson stated in regards to stormwater there will be a bio retention basin at the south end of the property next to the pump station. The area of the floodplain on the west side of the property will receive Riparian buffer plantings.

From the traffic study that was completed a right turn lane was recommended along Buckwalter Road going into the southern entrance. This was not required at the outset however it will be constructed now. One other improvement that will be implemented now is at the intersection of Millport Road and 501. As approaching 501 from Millport Road the left turn lane to go north will be extended back to the Stauffer's of Kissel Hill entrance. Long term when Listrak starts to reach toward final capacity, this turn lane will either be extended further and or doubled. Other improvements to be implemented in the future include an extension of the right turn lane on Millport Road when heading towards the airport and coming up 501 from the south. Traffic studies will be updated before the start of each new phase.

Curbing will be placed along the entire frontage. There are two areas that will not be completed. One is a section that is located in the floodplain and a section that will eventually meet Highlands. The trail system will be extended on Millport Road and will meet with the trails from the SDR tract and TOA. Sidewalk will also be placed along Millport Road.

In the Campus Industrial Zone there is a requirement for TDR's. 56 TDR's have been utilized by Listrak.

There was a discussion on what the address will be for this building. Warwick Township's Ordinance states the address is the road on which a front door faces which in this case is Buckwalter Road. However, in the future Buckwalter Road will extend to Highlands and the question was how this would impact Listrak's address. Zimmerman stated because of the uniqueness of the situation it would be ok to give a Millport Road address to Listrak.

Listrak plans to start the project on March 28, 2016.

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On a motion by Flosdorf, seconded by Eshleman, the Board unanimously approved the 7 waiver requests outlined in the March 8, 2016 letter from ELA.

On a motion by Flosdorf, seconded by Eshleman, the Board unanimously granted approval of the plan subject to the conditions outlined on the March 16, 2016 cover letter and to provide a Millport address for the building.

**CONSIDER LEASE AGREEMENT BETWEEN WARWICK TOWNSHIP AND WARWICK TOWNSHIP MUNICIPAL AUTHORITY:** Zimmerman stated the lease agreement is up between Warwick Township and the Warwick Municipal Authority. The new lease would be good for 10 years. On a motion by Flosdorf, seconded by Kramer, the Board unanimously approved the Lease Agreement between Warwick Township and Warwick Township Municipal Authority.

**CONSIDER REQUEST BY THOROUGHbred TERRACE DEVELOPMENT FOR ONE-WAY TRAFFIC ON APRIL 2, 2016:** On a motion by Kramer, seconded by Flosdorf, the Board unanimously approved the request by Thoroughbred Terrace Development for One-way Traffic on April 2, 2016.

**CONSIDER BIKE TOWARDS THE CURE EVENT ON MAY 1, 2016:** On a motion by Eshleman, seconded by Flosdorf, the Board unanimously approved the Bike Towards the Cure event on May 1, 2016.

**CONSIDER THE LANCASTER FARMLAND TRUST PEDAL TO PRESERVE EVENT ON JUNE 4, 2016:** On a motion by Eshleman, seconded by Flosdorf, the Board unanimously approved the Lancaster Farmland Trust Pedal to Preserve event on June 4, 2016.

**CONSIDER THE MAKE -A -WISH FOUNDATION EVENT ON MAY 8, 2016:** On a motion by Eshelman, seconded by Flosdorf, the Board unanimously approved the Make-A-Wish Foundation event on May 8, 2016.

**CONSIDER THE JOHNSON & JOHNSON 21<sup>ST</sup> FRESHBURST RACE ON JULY 9, 2016:** On a motion by Eshleman, seconded by Flosdorf, the Board unanimously approved the Johnson & Johnson 21<sup>st</sup> Freshburst Race on July 9, 2016.

**ADJOURNMENT:** With no other business to come before the Board, the meeting was adjourned at 8:02 p.m.

Respectfully submitted,

Daniel L. Zimmerman  
Township Manager