

**WARWICK TOWNSHIP BOARD OF SUPERVISORS**

**October 4, 2023**

**7:00 a.m.**

**MEETING HELD BY VIRTUAL FORMAT**

Chairman, Kenneth Eshleman convened the October 4, 2023 meeting of the Warwick Township Board of Supervisors at 7:00 a.m. In attendance were Supervisors Ken Eshleman, Ken Kauffman, Jeremy Strathmeyer, Jeff Tennis, and Kelly Gutshall. Also in attendance were Brian Harris, Township Manager; Pat Barrett, Assistant Township Manager; Laura Knowles, Lititz Record Express; Jim Wenger; Chuck Haley, Township Engineer; Dave Madary, Madary Engineering & Design, LLC; and Andrea Shirk, Rock Lititz.

**CONSIDER TIME EXTENSION REQUEST FOR THE COMPASS MILL SUBDIVISION AND LAND DEVELOPMENT**

**PLAN:** B. Harris stated this is a 30-day extension taking them through to the next Board of Supervisors meeting on October 20, 2023. On a motion by J. Tennis and seconded by K. Kauffman, the Board unanimously approved the time extension for the Compass Mill Subdivision and Land Development Plan.

**CONSIDER RESOLUTION 10-04-23-02 ACCEPTING DEDICATION OF BROOKE COURT CONDITIONED ON ALL REQUIRED DOCUMENTATION AND INFORMATION BEING PROVIDED IN A FORM AND CONTENT ACCEPTABLE TO THE TOWNSHIP SOLICITOR:**

B. Harris stated that Resolution 10-04-23-02 accepts dedication of Brooke Court pending all documentation by the solicitor. On a motion by K. Kauffman and seconded by J. Tennis, the Board unanimously approved Resolution 10-04-23-02 accepting dedication of Brooke Court conditioned on all required documentation and information being provided in a form and content acceptable to the township solicitor.

**CONSIDER THE STORM WATER MANAGEMENT PLAN FOR TOURING BOULEVARD (ROCK LITITZ), PREPARED BY MADARY ENGINEERING & DESIGN, LLC, DATED 07/10/2023:**

B. Harris mentioned that he typically does not put storm water management plans on the Board of Supervisors or Planning Commissions agendas but in this case there is a lot going on at Rock Lititz. The plan went before the Planning Commission's most recent meeting and it received approval/recommendation. Dave Madary gave an overview of the plan which intends to significantly improve traffic access and circulation to the Rock Lititz Campus. The overall goal is to create a loop drive connecting Toll Gate Road and Newport Road and those access points south to what is currently Mark V and from Production Drive looping behind Pod 2 and the Clair building and joining Mark V to all be Touring Boulevard. The loop will be primarily for truck access at Toll Gate off of Newport Road and off of Route 501 at Mark V. Internally the plan is to improve the space between Pod 2 and the studios to make the parking more efficient but also be more intentional in creating green space. The layout being created in the core of the campus is to discourage truck traffic. Madary stated that the work will begin next spring and done in phases but the schedule has not been worked out yet. A walkway loop is being planned that will follow the Touring Boulevard loop and behind Pod 2. There will be additional pedestrian walkway connections throughout the core of the campus and Rock Lititz is working with the township to install walkways along Route 501. There will be way finding signs at intersections for trucks. There will be a driveway from the studios to Touring Boulevard. The next section of the Santo Domingo floodplain work is part of this plan as well. There was a discussion on sidewalks from Lititz Orthodontics down to Ellen Avenue. It was noted that the Township is working on plans to extend sidewalks along the east side of Route 501. K. Gutshall asked about the retaining wall behind Pod 2. Madary stated that there is going to be a segmented retaining wall south of Rock Lititz Boulevard along the new loop road for Touring Boulevard. He also stated that to minimize the impact on the floodplain and a small pocket of wetlands they are planning on a concrete retaining wall that has an integral elevated walkway on the

Board of Supervisors  
October 4, 2023

floodplain side of the drive that would end near the forebay. Andrea Shirk mentioned that this plan also includes putting electric vehicle chargers in place with the intention that they be open to the community. They will be located at Micky's, Pod 4, the school, and the Clair Global building. K. Gutshall asked if there are bike racks within the campus. A. Shirk stated that there are bike racks within the buildings but not outside. On a motion by J. Strathmeyer and seconded by J. Tennis, the Board approved the storm water management plan for Touring Boulevard. K. Gutshall recused herself.

**CONSIDER RESOLUTION 10-04-23-01 AUTHORIZING THE PURCHASE OF 22 TDR'S FROM THE WITMYER FARM AS PART OF THE PRESERVATION PROCESS:** B. Harris stated that this resolution is for the purchase of 22 TDR's from Sandra Witmyer. The farm is in the Agricultural Zone located in the eastern most portion leaving the township on Newport Road. Settlement is scheduled for October 24, 2023. K. Eshleman asked for an explanation of the cost of the TDR's. B. Harris stated that the \$45,000.00 is the township's portion for the contribution of the preservation. The \$4,000.00 figure is what the township charges for an individual TDR. On a motion by J. Strathmeyer and seconded by K. Kauffman, the Board unanimously approved Resolution 10-04-23-01 authorizing the purchase of 22 TDR's from the Witmyer farm as part of the preservation process as amended with the correct property owner.

**REVIEW THE RESULTS OF THE NLCRPD SIXTH STREET/PIERSON ROAD SPEED STUDY:** B. Harris stated that he will continue to include studies done by NLCRPD for the benefit of the board. J. Strathmeyer explained how the information is compiled.

**LANCASTER LEBANON WATERSHED FORUM:** Registration is due by October 29, 2023 for anyone who is interested in attending.

**LTAP NEWSLETTER:** B. Harris gave an update on the 2023 PA Build a Better Mousetrap contest. We were spotlighted in the LTAP newsletter.

**LCATS ANNUAL CONVENTION:** B. Harris included information on the convention being held Monday, November 13, 2023 at Yoder's Family Restaurant.

B. Harris mentioned that LAMS Serv-a-thon will be out at the conservancy on October 5 planting trees. Trees were obtained through Donegal Trout Unlimited. There will be approximately 30 third grade students and 9 chaperones helping to plant the trees. Harris and L. Myers picked an area and bored the holes for the planting.

**NEXT MEETING –** October 18, 2023 at 7:00 p.m.

**ADJOURNMENT:** On a motion by J. Tennis and seconded by J. Strathmeyer, the meeting was adjourned at 7:30 a.m.

Respectfully submitted,

Brian Harris,  
Township Manager