

**WARWICK TOWNSHIP BOARD OF SUPERVISORS MEETING  
MARCH 20, 2024  
7:00 P.M.  
WARWICK TOWNSHIP MUNICIPAL BUILDING**

Chairman, Ken Eshleman convened the March 20, 2024 Board of Supervisors meeting to order at 7:00 p.m. In attendance were supervisors Ken Eshleman, Ken Kauffman, and Jeff Tennis. Kelly Gutshall and Jeremy Strathmeyer were absent. Also in attendance were Brian Harris, Township Manager; Laura Knowles, Lititz Record; John King; Deb Ressler, 569 Millway Road; and Ted Cromleigh, Diehm & Sons.

**CONSENT AGENDA:**

**Approval of Minutes: 2/7/2024 and 2/21/2024**  
**Manager's Report**  
**Tax Collector's Report**  
**Public Works Report**

**Police Department Report**  
**Zoning Officer's Report**  
**WESC/EMC Report**

B. Harris provided the Board with two concept plans. One of the concept plans provided is for the 501 sidewalk project on the east side of 501 which is funded through the local share account. Harris stated that the plan is approximately 95% complete. The township is anticipating that the plan goes out to bid in the fall of this year. As part of that permitting process we are permitting the sidewalks also on the west side of 501 where Rolex is doing the parking lot. Once you cross over the Santo Domingo you have the Touring Boulevard project with Rock Lititz who will be doing their portion of the sidewalk. Harris discussed the concept plans for the intersection of 501 and Newport Road to put a right turn lane in at Sheetz if you are heading westbound on Newport Road. Harris met with DCED last week and the multi-modal application is open at the end of July. Harris stated a resolution will be on a future agenda. The application will include the intersection improvements at 501 and Newport Road and then bring sidewalks up both sides of the 501 corridor in front of United Zion and the High property, basically to where the commercial zone terminates. The multi-modal grants you are eligible up to \$1 million dollars with a 30% match. Harris stated that the township is trying to get a contiguous sidewalk corridor from the Lititz Borough line heading north up along the commercial corridor. There was a brief discussion regarding the use of concrete or black top for the proposed sidewalks. K. Kauffman asked about the west side of 501 getting a sidewalk. Harris stated as part of the parking lot project that Rolex wants to do they were agreeable to giving the township fee in lieu of for sidewalk construction. Harris noted that he had a meeting with Ryan Aument and Mindy Fee regarding food processing residuals as it relates to Nolts digester on Pine Hill Road. He also mentioned that the township is in the process of advertising for the Public Works department and today we opened up our 2024 road paving bids which are being tallied and they will be on the April 3, 2024 Supervisors Meeting Agenda for consideration to award. Rohrer's gets the aggregate bid, Highway has the paving, Martin's has the oil and chip and Rohrer's has the concrete bid. On a motion by K. Kauffman and seconded by J. Tennis, the Consent Agenda was approved as submitted.

**CONSIDER THE JOHN L. & REBECCA S. KING (611 WATER EDGE ROAD) SUBDIVISION PLAN,  
PREPARED BY DIEHM & SONS, DATED 11/7/2023:** B. Harris stated that Ted Cromleigh from Diehm & Sons is present representing John & Rebecca King. This subdivision is off of Water Edge Road. This is basically a center line separation off of Water Edge. The applicant is proposing to isolate approximately 25 acres on one side of Water Edge.

The applicant is not proposing a dwelling at this time. Assuming the plan gets approved and recorded, the applicant will have to come back for a conditional use hearing in front of the Board for building another structure which further supports one of the waiver requests that the applicant is asking. Harris noted that it is a fairly straight forward plan. The 25 acres is being annexed off and the applicant is adding a note to the plan indicating a reserved right-of-way for the future should the township need it. There is a very small portion of this property that is zoned R1 that actually abuts Woodcrest Avenue. One of the waivers that the applicant is asking for is the plan scale since the size of the farm is quite large.

Ted Cromleigh stated that Mr. King and his wife Rebecca own the farm which is presently 115.8 acres in size. One of Mr. King's family members resides on the farm. The farm has the farmstead which is on the western end of the farm. There is also a tenant house on the eastern end of the farm that was an addition to the farm. It is an older house and had some acreage with it and years back it was merged in with the farm. DEP sewage planning approval was granted by DEP and they have done the required percolation. They have also done primary and secondary replacement testing on the new lot that is being created which is 24.52 acres. There is no construction proposed at this time. The majority of the farm is all agricultural with the exception of a small section that meets Woodcrest Avenue that would be zoned R1 residential. The property borders Lititz Borough to the east and most of the farm is cultivated for crops. There are dairy cows on the farm and it is being farmed in conjunction with the adjoining farm that Mr. King owns also. Both the dwellings on the farm have their own wells and septic systems. The most recent letter that Mr. Cromleigh received from ELA dated, February 22, 2024 has a few modification waiver requests. Most of them apply to the fact that it is a non-building proposal. The applicant is asking for deferment of Section 285-27.J.3 – Improvements to Existing Streets and Intersections. The justification is that the subdivision is in a very rural area of the township on a road with very little traffic and anything that would be built on the 25 acres would only be a single house. The next waiver is for Section 285-28.B.1.d – Sidewalks and Curbs that would apply to a little section of Woodcrest Avenue because it is zoned R1. They are not doing anything with that. It is currently being farmed. If anyone would ever propose to develop it in the future they would have to do curbs and sidewalks. The next waiver is for Section 285-11.A.1 – Plan Scale. The ordinance allows for plans drafted at a scale of 10, 20, 30, 40, 50, 60, 80 or 100 feet to the inch. The applicant is asking to draft the overall view of the farm at 1" = 200 so they can do it on a single plan sheet. It is highly legible and there is no construction or detail on the plan. The fourth waiver is for Section 285-35.B(5) – Construction of a Well or Water Supply on the new lot and the geologic study that is associated with that to prove that there is sufficient water. They are asking for a deferment of that because of the size of the tract of land. They have no idea where anyone would build on the 24 acres and it is a big expense to drill a well. The surrounding wells would tell them that there is plenty of water out there. The farm well is 6 gallons per minute and the adjoining farm that Mr. King owns has a new well that is producing 100 gallons per minute. It is just a deferment to be done with future development plans for the property. B. Harris noted that the plan was recommended at the February Planning Commission. Harris mentioned when and if the Board is inclined to make a motion that the motion can reflect approval of the waivers as well as the subdivision plan pursuant to ELA's draft review letter.

On a motion by J. Tennis and seconded by K. Kauffman, the Board approved the John L. & Rebecca S. King (611 Water Edge Road) waivers and subdivision plan pursuant to ELA's review letter.

**CONSIDER MOTION TO APPROVE THE PAYMENT OF BILLS:** B. Harris stated that the total bill register is in the packet. Out of the general fund the total bill list is \$256,000.00 which does reflect a lot of our usual quarterly donations. There is \$22,000.00 worth of expenditures under the fire company for the up-fitting of Duane Ober's vehicle. Under capital reserve you will notice a \$17,000.00 expenditure that is for the second payment of the gas detection system through Esco for the installation at the Public Works building. The total bill register is \$327,009.54. On a motion by J. Tennis and seconded by K. Kauffman, the Board approved the payment of bills as submitted.

**CONSIDER MOTION TO APPROVE THE TREASURER'S REPORT:** B. Harris stated our largest revenue source is our EIT which is up a little over 3%. Our cable franchise fees are down compared to last year. We just started taking in our real estate taxes. He feels in another month from now we should have a pretty good idea of where we are headed. The winter highway budget is essentially expended. Although it was not a terrible winter a lot of the nuisance storms

chipped away at our salt consumption. Based on our Co-Stars contract Harris does not anticipate purchasing any more salt this year. On a motion by K. Kauffman and seconded by J. Tennis, the Board approved the Treasurer's Report as submitted.

**CONSIDER RESOLUTION 03-20-24-01 TO SUBMIT A C2P2 GRANT APPLICATION TO DCNR:** B. Harris stated that this is DCNR's required resolution for submission of a C2P2 grant which is the community conservation partnership program. The application is due April 3, 2024. We are proposing to upgrade the playground equipment at Saylor Park, install a pavilion in that area which will be a huge benefit for the summer playground program. We are also proposing a stormwater BMP wetland area where pump station 13 used to be adjacent to Market Street. Harris stated that we are still finalizing the opinion of probable cost and it is probably going to be in the \$300,000.00 to \$325,000.00 range of which the DCNR requirements are that we cover 50% of that cost. Harris is proposing in kind services which DCNR allows and he envisions the Public Works guys will construct the pavilion. Harris is hoping to get our in kind services to around the \$75,000.00 mark which would leave a cash obligation from the Township in the \$75,000.00 to \$100,000.00 price range of which Harris would propose to pull out of our parks and recreation fund in 2025. Grants are due April 3, 2024 and we will be notified in November of this year whether or not it is funded. Prior to the April 3 submission, Harris will send a finalized concept plan and the final budget with the cash match and the in kind so the Board knows the expenditures associated with the plan. On a motion by J. Tennis and seconded by K. Kauffman, the Board approved Resolution 03-20-24-01 to submit a C2P2 Grant Application to DCNR.

**LCATS 2024 EVENT SCHEDULE:** B. Harris mentioned the April 30, 2024 Spring Meeting for LCATS at the Gathering Place in Mt. Joy. If anyone is interested in attending let him know and he can sign everyone up. He also included in the packet an email from Kirsten regarding the 2024 meeting dates. In addition to the spring dinner they have the golf outing and picnic dinner at Four Seasons and then the annual meeting on November 7, 2024 at Yoder's in New Holland.

Harris stated that the LRCDC is having their annual meeting next Wednesday at Listrak at 7:30 a.m. As part of this meeting they did ask the municipal representatives to present on the grants that the LRCDC gave to the municipal partners as well as the commercial establishments. Harris will be present along with Dave Kramer and they plan on showing the Veteran's Honor Park video that was created with the funding.

Harris mentioned that there is a Planning Commission next week with one item on the agenda. It is a sketch plan for Dan Sicala regarding the Golden Hawk land development plan that was done. We did receive a sketch plan and a brief description from Harbor Engineering.

**NEXT MEETING:** Wednesday, April 3, 2024 at 7:00 a.m. via Zoom

**ADJOURNMENT:** On a motion by J. Tennis and seconded by K. Kauffman, the meeting was adjourned at 7:36 p.m.

Respectfully Submitted,

Brian Harris  
Township Manager