

WARWICK TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
Warwick Township Municipal Office
November 19, 2018

Chairman W. Logan Myers, III convened the November 19, 2018 Warwick Township Board of Supervisors meeting at 7:00 p.m. In attendance were Supervisors Logan Myers, Ken Eshleman, Herbert Flosdorf, and Andrew Spade. Absent was Supervisor Michael Vigunas. Also in attendance were Daniel L. Zimmerman, Township Manager; Patrick Barrett, Assistant Township Manager; Tom Zorbaugh, Code and Zoning Officer; Chuck Haley from ELA Associates; Kevin Varner from Diehm & Sons; James Young, 370 Cardinal Road, Lititz; Brienna Rogers, May Road, Lititz; and Jeff Risser, Wynfield Drive, Lititz.

GUEST RECOGNITION: James Young, 370 Cardinal Road, had a concern about police coverage in his development. D. Zimmerman stated he would have Chief Steffen get in contact with J. Young to discuss his concern.

PUBLIC HEARING: CONSIDER AMENDMENT TO REVISE PROVISION RELATED TO WIRELESS COMMUNICATION FACILITIES: L. Myers went over the rules for a Public Hearing for those present. D. Zimmerman gave some background information on the provision to the Ordinance. The provision involves the next level of cell phone service, G5 coverage. This new coverage will require smaller antennas or mono poles that will have the facility inside the pole. This Ordinance would allow the Township to regulate where these facilities can be placed within the right-of-way. H. Flosdorf had questions regarding the definition for Communications Antenna. A discussion ensued. It was decided D. Zimmerman would arrange a teleconference call with the solicitor and the Board so any questions could be answered. The hearing was tabled at this time.

On a motion by K. Eshleman, seconded by A. Spade, the Board unanimously voted to close the Public Hearing.

APPROVAL OF MINUTES: On a motion by A. Spade, seconded by K. Eshleman, the Board unanimously approved the October 3, 2018 and October 17, 2018 minutes as submitted.

TREASURER'S REPORT: On a motion by K. Eshleman, seconded by A. Spade, the Board unanimously approved the Treasurer's Report.

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

MANAGER'S REPORT: Letter of Appreciation: A letter was prepared to PennDOT District 8 indicating the pleasure of the Board on two projects PennDOT completed recently in the Township; the construction of 501 from Wynfield Drive to Newport Road in which PennDOT added an additional \$850,000.00 to provide for the curbing, the storm water improvements and the center turn lane which was not the original intent of the project and the 772 bridge project.

2019 Budget: The draft form of the 2019 Fiscal Budget will be released to the public.

WERT: Approximately 50-60% of the project has been completed at this time. It is still on track to be completed by the end of 2018.

Strategic Plan: The Infrastructure Committee met on November 15, 2018 at Elizabeth Township. A map with the finalization of the 2019 PennDOT projects and local initiatives with the municipalities is anticipated to be completed in a month.

TAX COLLECTOR'S REPORT: On a motion by A. Spade, seconded by K. Eshleman, the Board unanimously approved the Tax Collector's Report.

PUBLIC WORKS REPORT: D. Zimmerman gave the report in lieu of J. Minnich. The Rails to Trails project is still on track to be completed by the end of the year. Crack sealing and other road preventative measures are expected to take place in the coming weeks. Some work at the parks that was not completed over the summer is slated to be done in the coming weeks.

POLICE DEPARTMENT REPORT: D. Zimmerman stated the record management system will be updated and replaced. In anticipation of replacing radios in the near future and due to the cost, there is discussion with the County on the possibility of leasing radios with replacement in the future. There is currently a petition to the county by police departments to consider this option.

ZONING OFFICER'S REPORT: T. Zorbaugh stated there was not a hearing in October. Permits were up slightly for this time of year. T. Zorbaugh stated the updating of zoning ordinances is probably going to be occurring on a yearly basis instead of on a three to four year basis due to a more constant changing climate.

WESC/EMC REPORT: The Board reviewed the October meeting minutes and the October Administrator Report from D. Ober.

ROTHSVILLE FIRE COMPANY: The Board reviewed the October incident report.

CONSIDER REQUEST FOR REDUCTION OF LETTER OF CREDIT FOR THE WILLIER TRACT: On a motion by H. Flosdorf, seconded by A. Spade, the Board unanimously approved the request for reduction of Letter of Credit for the Willier Tract per the ELA Group Letter dated November 8, 2018.

CONSIDER REQUEST FOR REDUCTION OF LETTER OF CREDIT FOR THE WHITMER TRACT: On a motion by H. Flosdorf, seconded by A. Spade, the Board unanimously approved the request for reduction of Letter of Credit for the Whitmer Tract per the ELA Group Letter dated November 8, 2018.

CONSIDER THE RISS-HERR ASSOCIATES FINAL LAND DEVELOPMENT PLAN, PREPARED BY DIEHM & SONS, DATED 9/5/2018: Kevin Varner with Diehm & Sons along with Jeff Risser were present to review the plan. K. Varner gave some background information on the project. The tract of land is owned by Riss-Herr and is approximately 8.5 acres in size. The tract is zoned Industrial and has public water and sewer. The proposal is to build an indoor truck storage facility and to expand the truck turnaround and provide trailer parking. The existing storm water basin will be expanded and the swale will be relocated and the areas re-stabilized that are eroding.

The following waivers are being requested:
Section 285-7.C- Preliminary Plan Application:
Section 285-27.J(3)-Improvements to existing Streets.
Section 285-28.B(2)(b)-Public Sidewalks within street ROW.

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Section 285.27.Q-Land Development with more than 20,000 s.f. of floor area shall be provided with two distinct means of access.

Section 285.28.C-Curb shall be provided along all new parking compounds.

On a motion by K. Eshleman, seconded by A. Spade, the Board unanimously approved the waiver requests per the ELA Group letter dated November 9, 2018.

On a motion by A. Spade, seconded by H. Flosdorf, the Board unanimously approved the Riss-Herr Final Land Development Plan, prepared by Diehm & Sons, dated 9/5/2018 subject to the Staff recommendations on the Summary dated November 16, 2018 and WTMA approval.

CONSIDER 90 DAY TIME EXTENSION FOR LEFC FINAL LAND DEVELOPMENT PLAN: On a motion by K. Eshleman, seconded by H. Flosdorf, the Board unanimously approved the 90 day time extension for the LEFC Final Land Development Plan.

CONSIDER 90 DAY TIME EXTENSION FOR LITITZ RESERVE PHASE 7: On a motion by A. Spade, seconded by K. Eshleman, the Board unanimously approved the 90 day time extension for Lititz Reserve Phase 7.

CONSIDER ORDINANCE 284 PROVIDING CRITERIA AND STANDARDS FOR PLACEMENT, CONSTRUCTION AND MAINTENANCE OF COMMUNICATION FACILITIES: This is tabled for tonight.

CONSIDER RESOLUTION 11-19-18-01 FEE SCHEDULE FOR WIRELESS COMMUNICATION FACILITIES: D. Zimmerman stated the Board has the right to charge a lease for these facilities. The draft provided to the Board shows the maximum amount that can be charged. The Board was in agreement that there should be a charge for the facilities that are placed in the Township. This Resolution will be considered when Ordinance 284 is brought before the Board again.

CONSIDER THE DRAFT OF THE 2018 BUDGET: D. Zimmerman stated the Board met prior to tonight's Board of Supervisors meeting to review the 2019 budget. He provided an overview of the meeting to those present which included the following: There will be no real estate adjustment for the 29th year in a row. The storm water fund currently meets all requirements. As of yet there has not been a need to apply a storm water fee; however as the program moves forward and portions of the MS4 program are implemented a fee may be required in the future. There are a lot of large infrastructure projects slated for 2019 including the start of the 6th Street Project. There will be some slowing down of building within the Township.

AUTHORIZE ADVERTISING OF THE 2019 BUDGET: On a motion by H. Flosdorf, seconded by A. Spade, the Board unanimously authorized the advertisement of the 2019 budget.

AUTHORIZE 2019 MEETING SCHEDULE: On a motion by A. Spade, seconded by K. Eshleman, the Board unanimously approved the 2019 Meeting Schedule.

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 8:16 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager