

WARWICK TOWNSHIP BOARD OF SUPERVISORS MINUTES
June 4, 2014

Chairman W. Logan Myers convened the June 4, 2014 meeting of the Board of Supervisors at 7:00 a.m. Present were supervisors W. Logan Myers, Herbert Flosdorf, Anthony Chivinski, and C. David Kramer. Absent was Michael Vigunas. In attendance were Township Manager Daniel Zimmerman, Roadmaster Dean Saylor, Zoning Officer Thomas Zorbaugh, and Craig Kimmel.

COMMUNICATIONS: The Township manager stated a summary of the rental housing market within the county was brought up at the last joint meeting between the Warwick School District, Warwick Township and Lititz Borough. The information obtained will be discussed at the meeting with the Housing Committee for Strategic Planning on June 17, 2014. The Township Manager stated there is a large emphasis on rental in the market in the county right now and we will see how this impacts the Township.

The Board reviewed the updated information regarding the Speedwell Forge Lake project. A Board Member stated he was under the impression the whole bottom of the lake was going to be cleared out. The Township manager stated the grant the Friends of Speedwell received only pertains to the area generally in front of their properties.

The Board reviewed the letter of thanks from Luba Irwin.

CONSIDER THE REVISED ROCK LITITZ PHASE 1a PLAN, PREPARED BY DERCK & EDSON, DATED 4/10/2014: Dave Madary is here to discuss the Revised Plan for Phase 1A Rock Lititz. Madary states the plan is virtually identical to the Phase 1A Plan approved previously. He stated nothing has changed other than the incorporation of floodplain restoration. The entire floodplain, which traverses the site about 19 acres, is going to be fully restored. This is going to be a watershed improvement project which will benefit the community. This project will involve removing a layer of clay soil that is on top of the floodplain now. This will have many benefits including reducing nitrogen and phosphorus nutrient loading on the streams and Chesapeake Bay. The project will also increase the potential for stormwater infiltration through the floodplain which will help with flood control and peak management control for stormwater management. Madary stated there are still onsite stormwater controls, basically pre-treatment facilities, and BMPs onsite as well. Madary stated they are just awaiting final approvals from DEP. Madary stated the Township will see an updated master plan for the whole site soon as well as any development plans for the next building. Myers asked if there were any recreation trails in the area. Madary stated there will be trails that follow the corridor. A Board Member asked if it would be possible to connect the trail with the Wynfield Business Center trail. The Township Manager stated this would be conceptually possible.

On a motion by Chivinski, seconded by Flosdorf, the Board unanimously approved the Revised Rock Lititz Phase 1A Plan.

CONSIDER AUTHORIZATION TO RELEASE BIDS FOR MODIFICATION TO ADMINISTRATION BUILDING: Craig Kimmel representing Reese, Lower, Patrick, and Scott, is here to discuss the authorization to release bids for modification to the Administration building. Kimmel states the original building, which is almost 30-years-old, was designed with Exterior Insulation Finishing Systems or EIFS. This is a lightweight material located at the dormers in the front of the building and wraps around the back side. It was an acrylic finish that got placed on to rigid insulation which got put on to the sheathing of the building. The problem with this system was that joints between dissimilar materials were caulked, and over time, if water was able to get behind the system, it never had the ability to breathe because it was acrylic. It never had any channel or any ability to allow the water to wick out. Over time, when moisture accumulated behind the acrylic face, it couldn't

go anywhere, it was trapped and this caused softness in the insulation behind the acrylic base.

These systems have been redesigned so they are now installed with a backstop or some type of a moisture barrier at the sheathing level. They have a drainage plain so water has the ability to wick down and come back out to the outside so it doesn't trap water.

Two options were presented to the Board by Kimmel. One option was to stay with the EIFS system but go with the newer system and the other option would be to change to cement siding. Pricing for the two options were given to the Board. One of the challenges with the cement board is with the window placement and the fact that the cement board system is thinner than the EIFS system. This would end up having to be packed out to get it to the same plane that the existing face is at right now. This would increase the cost of the cement board siding system significantly.

The dormer conditions were also reviewed. Kimmel noted that due to where the dormers are and how they have had work done over the years to try and get them waterproof, he would recommend putting on a new finish with acrylic coating. This will make them look newer without taking anything away such as the water protection.

Kimmel's overall recommendation is to take off the old EIFS, replace it with the new system which will allow it to drain, and match the color. The end result is it will look like a cleaner version of what is there now.

A Board Member asked if there was any rotting or structural damage behind the EIFS. Kimmel stated there was none noted. Kimmel noted it was decided as a group to provide a certain amount of allowance in the bid document to cover replacement of that and the unit price if it is more extensive, or if there is none, a credit will be given. Kimmel stated an arbitrary number was picked based on the areas where softness was seen. An estimated cost was given at \$47,000.00 for the cement board and \$32,000.00 for the EIFS system. A Board Member asked what the warranty was on these products. Kimmel stated the project itself comes with a one year warranty. He did not know if there was an extended warranty on the EIFS. Typically on the cement board there is a five year warranty.

On a motion by Kramer, seconded by Chivinski the Board approved the authorization to release bids for modification to Administration Building.

FINAL FORMAT FOR THE WARWICK TOWNSHIP LOGO: The Board discussed the final format for the Warwick Township logo. The logo was approved and will be utilized on appropriate venues.

CONTINUED DISCUSSION ON AN AMENDMENT TO THE ZONING ORDINANCE: The Board had a continued discussion on the ordinance regarding domestic pets. A Board Member stated the barking dog ordinance, which is a separate ordinance, should be cross referenced with the Domestic Pets ordinance to make it more effective.

A Board Member brought up the issue of temporary signs. The Zoning Officer stated typically an individual is allowed a sign for 30 days one time per year for special events. Real estate agents typically put signs out on a Thursday night and pick them up on a Sunday night. Those that are noncompliant will be notified. Signs for daycare, Barnstormers, and summer camps are not permitted. A Board Member also asked about inking on the roadways. Another Board Member stated that a short term paint is supposed to be used for special events. The Township Manager stated research will be done on temporary paint. The specific type of paint that can be used will be stated in the event application and approval letter. If this type of paint is not used the applicant is responsible for removal of the paint from the road. Another Board Member brought up the issue of memorials and the length of time that should be allowed such. The Township Manager stated research will be done to see if there are any regulations regarding this issue.

Board of Supervisors
June 4, 2014

CONSIDER RESOLUTION 06-04-14-01 ENABLING MUNICIPAL POLICE TO USE THE SAME MOTOR VEHICLE SPEED-TIMING EQUIPMENT AS THE PA STATE POLICE: Dave Steffen, Chief of NLCRPD, stated Pennsylvania is the only state that does not allow the use of radar. Steffen feels this would benefit the spot enforcement situations that there are complaints about. Steffen stated we have 12 active zones that are related to speed. Steffen stated radar would allow the police to be more responsive in a shorter period of time to certain complaints. He stated the use of radar will not be used or abused to the extent that it would become problematic. Steffen stated the wording of the section is broad enough to include the laser devices. A Board Member asked about cost and maintenance for these devices. Steffen stated the cost is approximated based upon the type of system. He stated the cost would be approximately \$1,700.00 per radar gun. Steffen felt if three radar guns were bought this would be sufficient. Steffen said he would like to purchase the replacement speed detector units as he feels this is an educational component as the current ones are in need of replacement. On a motion by Kramer, seconded by Chivinski, the Board approved Resolution 06-04-14-01 enabling Municipal Police to use the same motor vehicle speed-timing equipment as the PA State Police.

The Township Manager stated that the Township and Steffen are working together on resource allocation. Each month, with feedback from calls received to the Township, a report is prepared for the Police Department for the following month regarding areas in the Township where there are issues that need to be addressed. The Police Department will then review and let us know how they are going to respond.

The Township Manager stated the officers who are new to the Police Department will be going through an orientation program in order to familiarize them with the Township.

CONSIDER THE REQUEST FOR THE SUSQUEHANNA SMASH EVENT ON AUGUST 1, 2014: On a motion by Flosdorf, seconded by Chivinski the Board unanimously approved the request for the Susquehanna Smash Event to be held August 1, through August 3, 2014.

DISCUSSION ON AN AMENDMENT TO THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE: The Township Manager stated the primary area that needs to be addressed are the paving specifications. The Township Manager stated a life span of 20 years per macadam overlay is the goal for Township roads.

ADJOURNMENT: With no further business to come before the Board, the meeting was adjourned at 8:17 a.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager