

WARWICK TOWNSHIP BOARD OF SUPERVISORS MINUTES
November 6, 2013

Chairman W. Logan Myers convened the November 6, 2013 meeting of the Board of Supervisors at 7:00 a.m. Present were Supervisors W. Logan Myers, Herbert Flosdorf, C. David Kramer, and Anthony Chivinski. Michael Vigunas was absent. In attendance were Code and Zoning Officer Thomas Zorbaugh, Assistant Secretary Marlene Trump, Mark Johnson, Reid Buckwalter, and Nathan Jameson.

CONSIDER THE UPDATE ON TRADITIONS OF AMERICA - LITITZ SITE FINAL PLAN - PHASE I: Nathan Jameson, representing Traditions of America, explained that the plan has been updated to include a subdivision of the tract comprising the 66-acre Traditions of America site, and also to subdivide Phase I of the development from the remainder of the tract. He explained that this subdivision was intended to be part of the original plan for the development; however, due to an oversight, this provision of the plan had not been included.

Mark Johnson, representing RGS Associates, explained that the only revision to the plan is that the plan will be subdivided along a phase line, and added that no other part of the plan will need to be changed.

Jameson explained that the subdivision is for financing purposes and added that future plans will also include minor subdivisions along phase lines. The Code and Zoning Officer explained that the Lancaster County Planning Commission is aware of the proposal. He added that an additional declaration of restrictive covenant will be included as part of the proposal that indicates that lot 1A will be a single lot if the proposal does not proceed as previously presented. On a motion by Flosdorf, seconded by Chivinski, the Board voted unanimously to approve the plan revision to Traditions of America, Phase I.

CONSIDER THE SEWER MODULE FOR LITITZ LAND TRUST: The Board reviewed the Sewer Module submittal. The Code and Zoning Officer explained that the Sewer Module is for the proposed future apartments. On a motion by Flosdorf, seconded by Chivinski, the Board voted unanimously to approve the Sewer Module for Lititz Land Trust apartment buildings.

DISCUSSION ON BUILDING MODIFICATIONS FOR ADMINISTRATION BUILDING: The Code and Zoning Officer provided a memo to the Board outlining preliminary quotes for material associated with modifications to the Administration Building. He added that due to the proposed costs, the exterior portion of the project will need to be bid. He explained that the work relating to electronic door locks and a generator connection would not require bids.

Flosdorf suggested that the original building architecture firm should be contacted, as well as the company that installed the new roof, to determine how to address the dryvitt on the dormers to ensure the integrity of the repair work. The quotes include fiber board, siding with hardishakes, and siding with vinyl shakes. The Board members agreed that the fiber board appears to be the best product for durability if it can be installed at the roof lines and provided the architect agrees.

Chivinski requested additional information on the generator connection due to the proposed cost. The Code and Zoning Officer explained that the maintenance building has a generator. Flosdorf stated that if needed, an office could be relocated to the maintenance facility in an emergency.

The Code and Zoning Officer explained that the memo includes costs for electronic door locks for the front doors and meeting room doors. The Board members expressed concern that in an emergency situation, individuals would be unable to seek shelter inside the building. The Board members discussed a key pad for the building rather than door keys. The Board briefly discussed the proposal.

CONSIDER RESIGNATION OF ROBERT LAMB AS MUNICIPAL EMERGENCY MANAGEMENT COORDINATOR: The Board reviewed the information. Chivinski suggested that Lamb be recognized for his years of service. On a motion by Kramer, seconded by Chivinski, the Board voted unanimously to approve the resignation of Lamb with regrets.

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CONSIDER APPOINTING LARRY SCHULTZ AS MUNICIPAL EMERGENCY MANAGEMENT COORDINATOR: On a motion by Kramer, seconded by Chivinski, the Board voted unanimously to approve the appointment of Larry Schultz as Emergency Management Coordinator.

REQUEST BY COMMONWEALTH CODE: The Board reviewed the request. Flosdorf stated that when the Board decided to terminate Commonwealth Code's services, the decision was made to reconsider reappointment for 2014. The Board agreed to wait until the new year for reappointments.

ADJOURNMENT: With no further business to come before the Board, the meeting was adjourned at 7:55 a.m.

The undersigned certifies that he was present at the meeting of the Board of Supervisors held on November 6, 2013, that he acted as the recording secretary at such meeting, and that the foregoing minutes are accurate in all material respects.

Date: _____

Thomas L. Zorbaugh
Code and Zoning Officer

Based upon the foregoing Certification, the undersigned approves the minutes of the Board of Supervisors for the meeting held on November 6, 2013, and directs that the minutes be duly filed.

Date: _____

Daniel L. Zimmerman
Secretary