

WARWICK TOWNSHIP BOARD OF SUPERVISORS

April 15, 2015

Chairman Logan W. Myers convened the April 15, 2015 meeting of the Board of Supervisors at 7:00 p.m. Present were supervisors Herbert Flosdorf, Michael Vigunas, Anthony Chivinski, C. David Kramer, Daniel L. Zimmerman Township Manager, Dean Saylor Roadmaster, Chief David Steffan NLCRPD, Jared Neal representing TPD, Caroline Hoffer representing Barley Snyder, Pete Russell and Joe Russell representing SDR Development, Steven Mentzer State Representative, Joel Young representing Rettew, Laura Knowles representing the Lititz Record, Alex Piehl representing RGS Associates, David Swartley representing Moravian Manor, Reid Buckwalter representing BFLP, and Drue Bullington of 129 Moorland Court.

GUEST RECOGNITION: District Representative Steven Mentzer was present to discuss the Governor's proposed budget address with the Board and how some of the issues raised would affect the Township.

PUBLIC HEARING: Conditional Use Hearing for SDR Development Inc. (Applicant). The Applicant submitted an application for Conditional Use and also for a master plan approval. The Planning Commission on March 25, 2015 recommended approval subject to comments. Joel Young, an architect with Rettew, gave an overview of the location of the proposed development. Pete Russell with SDR Development gave an overview of the proposed use of the building. The building would be divided into two areas, a personal care area and a memory care area, both built around courtyards.

A Board member requested Russell define what is an apartment. Russell explained in the personal care area the sizes of an apartment range anywhere from 450 square feet to 750 square feet. In the memory care area the size of an apartment is 375 square feet. The apartments do have a kitchenette which consists of a microwave, sink, and small refrigerator. Three meals a day are provided by the facility.

Flosdorf inquired as to what type of staff would be employed. Russell stated a full time RN would be on duty during first shift and LPN's would be on duty during second and third shifts. There would also be an executive director, marketing director, care staff, a chef, kitchen staff, and a life enrichment coordinator. All in all there would be between 40-50 employees. The shifts would be staggered as far as the number of employees at one time.

Myers inquired if SDR markets to specific healthcare professionals. Russell stated they work with all healthcare professionals. The residents' physicians would be able come to the facility and care for them on an as needed basis. Transportation is provided to take residents to physician appointments if the need should arise.

Flosdorf inquired if there is an agency with the state that provides oversight of licensing of a facility such as this. Russell stated the Pennsylvania Department of Health provides this. Prior to operation of the facility all necessary licenses will be obtained.

Flosdorf asked Russell to define personal care. Russell explained residents would be assisted with the taking of their medication, provide meals for them, and help with bathing.

The review letter from ELA was reviewed by Young with the Board. Vigunas questioned Young if there were any plans for improvements of Buckwalter Road. Young stated SDR is proposing frontage curb and sidewalk and widening per Township standards of the width of Buckwalter Road along the property line. On a motion by Chivinski, seconded by Vigunas, the Board unanimously voted to close the Public Hearing.

APPROVAL OF MINUTES: On a motion by Kramer, seconded by Chivinski, the Board unanimously voted to approve the March 4, 2015 and March 18, 2015 meeting minutes.

TREASURER'S REPORT: On a motion by Chivinski, seconded by Flosdorf, the Board unanimously approved the Treasurer's report.

PAYMENT OF BILLS: On a motion by Chivinski, seconded by Vigunas, the Board unanimously approved Payment of the Bills.

MANAGER'S REPORT: See the attached audit report for the NLCRPD. This is the NLCRPD's third full year in operation. Chivinski wanted to report that the NLCRPD police officers have a Use of Force Policy in which the officers are trained on twice a year and tested on.

WESC: In addition to the Rothsville Fire Company report there is also a Brunnerville Fire Company report.

Rock Lititz: Rock Lititz is requesting a 15 day extension on the Consent Agreement due to a discrepancy on if the conduit line would be able to be run through the wetlands. On a motion by Flosdorf, seconded by Vigunas, the Board unanimously approved a 15 day extension on the Consent Agreement with Rock Lititz.

Adaptive Traffic System: Zimmerman stated that with construction being conducted it makes it difficult to fully evaluate the system.

Schedule for Ordinances: Zimmerman stated there is just one Ordinance left to be addressed which addresses pets, flag lots, and mini cell towers.

North 501 Corridor: Zimmerman stated he had another meeting with PennDOT in regards to a center lane from Wynfield Drive to Newport Road. A storm water issue was discovered at the intersection of Newport Road and 501. Some pipes will need to be replaced. This will be shared between PennDOT and the Township.

Strategic Plan: The Coordinating Commission will have a meeting Thursday, April 16, 2015 at 7:00 a.m. at the Township building.

MS4 Permit: The permits for the M4 program will be issued. The Township will now get a review of the *TMDL application*. Zimmerman stated in collaboration with LCATS they will assist with the MS4 process by paying a private contractor to do mock inspections of Township properties.

TAX COLLECTOR'S REPORT: On a motion by Chivinski, seconded by Kramer, the Board unanimously approved the Tax Collector's report.

PUBLIC WORKS REPORT: Saylor stated the salt usage was down this year from the previous year however the expense was greater due to a 15% increase in the price. Overtime hours were higher however contractor plowing was lower as there were a lot of small snowfalls and extra help was used from the Township and Authority. Fuel cost was down this year as well. Saylor noted spring street sweeping is in progress.

POLICE DEPARTMENT REPORT: Chief Steffan stated the Department will be buying two more signs which will aid in alerting motorists of activities going on in the Township. They can also be used for speed studies and speed enforcement. Flosdorf inquired as to the cost of the signs. Steffan replied the cost of the two signs is \$24,000.00.

In response to the email received from Lititz Car Company regarding the use of their towing services, Chivinski stated Chief Steffan will respond to the letter and he feels this is something the Board does not need to be involved with. Kramer stated reports from the Chief delegating towing companies from a certain level were evaluated and it was explained to the towing companies that these reports will be reevaluated again in October. Steffan explained their policy and standards are based upon many different aspects.

ZONING OFFICER'S REPORT: Zorbaugh stated Moe's is now under construction. Tentative opening is slated for July 2015.

WESC/EMC REPORT: See attached report.

PSATS: See attached report.

LITITZ REC CENTER: The letter thanking the Township for their quarterly donation was reviewed.

CONTINUED DISCUSSION ON THE WARWICK WOODLANDS PROJECT: Alex Piehl with RGS Associates is here to continue the discussion on the Warwick Woodlands project. At the last Board of Supervisors meeting it was requested that a traffic impact study be provided, prepared, and to submit a supplemental analysis to go along with the traffic impact study that had already been done along W. Orange Street. This was done to show what the impact would be if the existing Campus Drive that serves the School District was completely shut. The results showed no signal would be warranted along West Orange Street at 6th Street or Second Avenue.

There was concern with the T intersection at West Orange Street. There was concern that what if once traffic was diverted it is found there is an issue with turning movements. An alternative option for this concern was looked at using a roundabout if the T intersection was not adequate. An advantage to this

is that it would be able to be contained between the existing right of way, Moravian Manor's property and the School District.

Zimmerman stated the Borough has a condition for the preliminary plan approval which consists of an updated traffic study and analysis being done for each phase. With the final plan submittal as part of the land development agreement the Borough wants to see specific exhibits that show these results.

Piehl stated another area of concern was the intersection of West Orange Street and 6th Street. Piehl stated ultimately there will need to be a signal at this intersection.

A question was raised at a previous meeting as to whether there were going to be any partial improvements done at Woodcrest Avenue and 6th Street during Phase I. A potential left turn lane was discussed on to 6th Street off of Woodcrest in both directions and a right turn lane northeast on Woodcrest. On the private development side typically PennDOT will not work with developers on doing partial improvements; they either want it all or they don't want it.

Piehl stated the start of construction for the project is slated for spring of 2016.

CONSIDER THE HURST & HURST WELL SITE: This site will be the second well source for the Rothsville Water System. This well is 495 feet deep. Between this new well and well number one there will be approximately 300,000 gallons of capacity. This will exceed the expectations of the village of Rothsville.

Zimmerman stated this part of the original Reading Railroad rail bed was acquired by the Township in 2008 in order to be able to access the large wellhead area. The Authority is acquiring the lot before the exhibit which is approximately $\frac{3}{4}$ of an acre. The arrangement for the purchase of this tract has been made with Binkley and Hurst. The well building itself is about the size of a shed. All necessary easements have been signed with the property owners.

The Authority will access the well one day a week. There is remote access that monitors the system and this information is relayed back to the treatment plant.

Flosdorf raised the question of the possibility of also putting in a sewer line while the water line is being placed. Zimmerman stated this was looked at but it was deemed not feasible however the pipes can be run back in order that the option be available in the future.

On a motion by Flosdorf, seconded by Chivinski, the Board unanimously approved the Hurst & Hurst Well Site subject to ELA's recommendations with the possibility of restrooms included.

CONSIDER JOINT MUNICIPAL BIDS FOR PAVING: On a motion by Flosdorf, seconded by Kramer, the Board unanimously approved the Joint Municipal Bids for Paving.

CONSIDER BIDS SUBMITTED FOR ROAD MATERIALS: On a motion by Flosdorf, seconded by Kramer, the Board unanimously approved the bids submitted for Road Materials.

GUEST RECOGNITION: Drue Bullington addressed the Board regarding noise emanating from Clair Global. He is proposing the Board consider applying the same restrictions to Claire Global as are in place for Rock Lititz.

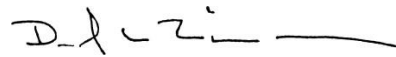
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Zimmerman stated Claire Global is situated in the Industrial Zone which is different from the Campus Industrial Zone. Sound testing of speakers is occasionally done at this facility two to three times a month for approximately one hour in duration with intervals in-between testing. If the Rock Lititz facility is available the testing is conducted there.

Chivinski asked Bullington to continue to call the Township and the Police Department when he hears the noise so the Board is able to determine if they need to take action or not.

ADJOURNMENT: With no other business to come before the Board the meeting was adjourned at 9:20 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "D. L. Zimmerman", followed by a horizontal line.

Daniel L. Zimmerman,
Township Manager