

WARWICK TOWNSHIP BOARD OF SUPERVISORS MINUTES

February 1, 2012

Chairman W. Logan Myers convened the February 1, 2012 meeting of the Board of Supervisors at 7:00 a.m. Present were Supervisors W. Logan Myers, Michael Vigunas, Anthony Chivinski, Herbert Flosdorf, and C. David Kramer. In attendance were Township Manager Daniel Zimmerman, Mitchell A. Kemp, and Bruce Garner.

COMMUNICATIONS: The Board received a letter from the Vice-President of the Lancaster County Fire Police Task Force that expresses appreciation for the use of the former D.A.R.E. vehicle to serve the newly formed task force.

The Board received a copy of the January, 2012 edition of the *PSATSNewsBulletin* publication.

The Board received a copy of a letter from PPL notifying the Township of upgrades to two existing power line segments .

CONSIDER REQUEST BY ERIC WENGER FOR PARTIAL RELEASE OF LETTER OF CREDIT: The Board reviewed the request. The Township Engineer commented that based on their most recent observation of construction progress at the site, compared with the original Letter-of-Credit estimate amounts, they recommend the Township release \$5,780.50 from the current Letter-of-Credit account. The retainage represents their estimate of the costs to complete the remaining site improvements. On a motion by Chivinski, seconded by Kramer, the Board voted unanimously to release \$5,780.50 from the Letter-of-Credit for Eric Wenger.

DISCUSS THE WALTER PROPERTY SKETCH PLAN, PREPARED BY SNYDER, SECARY & ASSOC., DATED 1/11/12: Mitchell Kemp, representing Snyder, Secary & Associates, explained that the site is located along Owl Hill Road, beside the Members 1st Credit Union. He added that the site is zoned residential and the plan proposes to subdivide the tract into 4 single-family building lots. He explained that the cul-de-sac has a hammer-head design in order to accommodate the proposal. He noted that the plan also proposes a future 40' right-of-way to the adjoining property if needed.

Kemp stated that the plan was presented to the Warwick Township Planning Commission at their January 25, 2012 meeting. He stated the plan this evening has been modified from the original submittal to address the Planning Commission's comments and recommendations. He explained that the current plan illustrates a 50' right-of-way for the proposed roadway extension. He stated that a Waiver of cul-de-sac length would be needed since it would be only 230' in length rather than 250' as required by the Ordinance. He stated that the hammer-head design of the cul-de-sac is intended to avoid the woodlands, wetlands, floodplain and other environmentally sensitive features of the site. He added that the design would also reduce the amount of impervious surface of the lot, since this area would serve only one lot. Vigunas inquired whether emergency vehicles could turn-around within the roadway design. Kemp explained that the larger vehicles would make a 3-point turn to exit the site. He added that the proposed roadway would eventually be dedicated to the Township. He noted that the project would need approval of a Variance of the minimum front yard building setback (from 40' to 30').

The Township Manager explained that Township staff discussed the roadway design with the

Applicant. He stated that the Applicant wanted to preserve the environmental features of the site while meeting the Ordinance requirements for roadway design. Bruce Garner, representing SGS Associates, explained that the adjoining property owner has not been shown the plan and is not aware of the proposed future right-of-way. The Township Manager explained that the plan also addresses the potential to relocate the historic home across Owl Hill Road from this site to one of the proposed lots. The Chairman inquired whether the Applicant would be agreeable to a condition requiring the relocation of the home. Garner explained that the property owner would be willing to consider the condition.

The Township Manager explained that in conjunction with the relocation of the historic home on the adjacent lot. The plan proposes two small commercial buildings since this lot is zoned Local Commercial. The plan also shows a shared parking area between these two buildings.

Garner explained that the Applicant has illustrated a shared use of the adjoining access to Burger King. This would require coordination between the two property owners. This would provide a rear access to the site, and the proposed buildings could be moved closer to Owl Hill Road. Garner explained that the proposal has not been discussed with the owner of the Burger King site.

The Board is agreeable to the plan as illustrated.

DISCUSS THE WARWICK REGION CARBON AUDIT 2009-2010: The Township Manager explained that the Carbon Audit was performed by Brandywine Conservancy. The Board members noted the reduction in electricity usage by converting traffic signals to LED.

DISCUSSION ON UPDATE TO THE LITITZ/WARWICK JOINT STRATEGIC PLAN: The Township Manager explained that the Joint Strategic Plan update could address potential changes to the zoning ordinance by expanding the Campus Industrial zone in accordance with industrial growth throughout the region. He noted that it would be part of an overall economic development initiative to improve the tax base, as well as employment in the region.

CONTINUED DISCUSSION ON FIRE POLICE FOR NON-EMERGENCY EVENTS: The Board members reviewed a list of events that the Rothsville Fire Police will be covering in the region. The Board received a memo from a representative of the Rothsville Fire Police indicating that they would be reducing the number of events that they would cover. The reduction is due to the large volume of events currently listed (over 45), and the volunteers who perform this work on a continuing basis. The number of non-emergency events they will cover has been reduced to twenty-four. Subsequently, event organizers will be required to provide proof that they would provide PennDOT certified traffic control services during their respective events. The Fire Police will continue to provide emergency-related services to the region. Flosdorf recommended that the Township consider a requirement that the Police Chief must approve of any traffic control services.

UPDATE ON 2012 PROJECT LIST: The Township Manager provided an update on the Highlands Drive extension project. He noted that the project should be completed by the end of the year. He added that the Township received a grant and will be using developer funds for the roadway extension costs.

The Township Manager explained that the Township could schedule the extension of Sixth Street in June, prior to the Highlands Drive construction project. He explained that Moravian Manor would fund the costs for the roadway improvements; however, engineering fees for the design of the

roadway and related expenses would cost \$5,800.00. On a motion by Flosdorf, seconded by Chivinski, the Board voted unanimously to authorize payment of \$5,800.00 to ELA Group, Inc. for engineering services related to the Sixth Street extension project.

CONSIDER APPOINTMENT OF NATHAN FLOOD AS ALTERNATE TO THE PLANNING

COMMISSION: The Board reviewed Nathan Flood's request to serve as alternate to the Planning Commission. Flood previously worked for Senator Brubaker's office, and currently serves as Director of Legislation and Strategic Initiatives for the PA Department of Conservation and Natural Resources. On a motion by Flosdorf, seconded by Kramer, the Board voted unanimously to appoint Nathan Flood as alternate to the Planning Commission.

TOWNSHIP MANAGERS REPORT: The Township Manager explained that the Warwick Township Municipal Authority eliminated contributions to the PMRS Pension Fund for part-time employees. He explained that PMRS allows up to a 20% contribution to the Pension Fund, which is above the 10% contribution currently allowed. He stated that he will be submitting documentation for the Board's approval to allow up to a 20% contribution to the PMRS pension fund by Administration staff.

ADJOURNMENT: With no further business to come before the Board, the meeting was adjourned at 8:29 a.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager