

WARWICK TOWNSHIP BOARD OF SUPERVISORS

Meeting Minutes

June 3, 2020

Due to the COVID-19 restrictions this meeting was held virtually.

W. Logan Myers, III convened the June 3, 2020 Warwick Township Board of supervisors meeting to order at 7:00 a.m. In attendance were Supervisors Logan Myers, Kenneth Eshleman, Herbert Flosdorf, Jeffrey Tennis, and Kelly Gutshall. Also in attendance were Daniel L. Zimmerman, Township Manager; Chuck Haley from ELA; Alex Piehl from RGS Associates; Gary Gassert from Moravian Manor and Laura Knowles from the Lititz Record Express.

CONSIDER THE MORAVIAN MANOR SKETCH PLAN AT 6TH STREET/WOODCREST AVENUE, PREPARED BY RGS ASSOCIATES: Alex Piehl with RGS Associates and Gary Gassertt with Moravian Manor were present to review the plan with the Board. The project is located on the former Gible Tract and is zoned R-1. The proposal is for six single family detached lots fronting Woodcrest Avenue. When the plan was before the Planning Commission in April, one of the main concerns was the access point off of W. Sixth Street. A conceptual sketch was prepared showing an access point off of Woodcrest Avenue. However this caused issues with the lot configuration shoving Lot 1 closer to the corner and adding an additional 100 feet of alley length. TPD was consulted to review the access point off of Sixth Street. TPD felt that the queuing and functionality would be a factor as well as the speed and volume of the traffic on Woodcrest Avenue. Therefore it would be more desirable to keep the connection point on Sixth Street. The radius return on the alley was increased and the alley was pulled away approximately 30 feet from the north boundary to allow for more space between the alley and the properties to the north. This also allows the potential for a stormwater facility in this area.

A. Piehl noted the minimum lot width in the R-1 zone is 100 feet. The lots shown all represent 80 feet so a variance would be required for this relief. Some clarification will be needed from Tom Zorbaugh, the Zoning Officer, to see if these lots are considered double frontage lots. The Township's ordinance defines an alley separately from a street and a double frontage lot is defined as a lot that is bordered by streets on both sides so there is the potential these would not be considered double frontage lots.

K. Gutshall inquired if the development was going to be maintained by Moravian Manor. G. Gassertt stated the intent would be to sell the entire property to builder/developer and not have Moravian Manor build or maintain them.

The Board gave a favorable review of the Sketch Plan indicating it was complementary with the surrounding developments.

CONSIDER THE FINAL PLAN FOR WARWICK TOWNSHIP MUNICIPAL AUTHORITY FOR PURCHASE OF TRACT FROM NOLL PROPERTY, PREPARED BY DIEHM & SONS, DATED 4/9/20: D. Zimmerman stated the property fronts on E. Lexington Road and is $\frac{3}{4}$ acres in size. Along the road it is zoned R-1 and to the rear it is zoned Rural Estate. The Authority tried to configure a lot that did not interfere with the potential of the lot ever being developed down the road yet at the same time achieve the height needed for the standpipe. The plan did go through County and Township review with no comments.

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On a motion by H. Flosdorf, seconded by J. Tennis, the Board unanimously approved the Final Plan for the Warwick Township Municipal Authority for Purchase of Tract from Noll Property, prepared by Diehm & Sons, dated 4/9/2020.

DISCUSSION ON REVISING FEE SCHEDULE: D. Zimmerman stated the Township has tried to make sure zoning fees have been affordable however with the cost of advertising and other costs affiliated with that, current fees might want to be reconsidered. D. Zimmerman stated the Board will be provided in the future with some new fees for consideration as well as a fee Resolution. H. Flosdorf inquired if there should be a stormwater management fee to inspect on-lot stormwater management facilities or will these costs be reimbursed by the new stormwater management tax. D. Zimmerman stated what is proposed in the new stormwater fee would be to cover these type of inspections. The Board was agreement to update the fees and have all the information on one Resolution.

EXECUTIVE SESSION: The Board went in to an executive session to review a personnel issue.

Upon return from the executive session, on a motion by K. Eshleman, seconded by H. Flosdorf, the Board unanimously approved the proposal from The North Group sharing half the cost with Lititz Borough.

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 7:57 a.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager