

WARWICK TOWNSHIP BOARD OF SUPERVISORS
Warwick Township Municipal Building
Meeting Minutes
July 15, 2020

W. Logan Myers, III convened the July 15, 2020 Warwick Township Board of Supervisors meeting to order at 7:00 p.m. In attendance were Supervisors Kenneth Eshleman, Herbert Flosdorf, Logan Myers, Jeffrey Tennis, and Kelly Gutshall. Also in attendance were Daniel L. Zimmerman, Township Manager; Patrick Barrett, Assistant Township Manager; Chuck Haley with ELA Group; Tom Zorbaugh, Code and Zoning Officer; Jason Minnich, Public Works Superintendent; Duane Ober, WESC Fire Commissioner; Joyce Gerhart with RGS Associates; and Laura Knowles with the Lititz Record Express.

TEN MINUTE GUEST RECOGNITION: L. Myers read an email the Township Staff received from Mr. Clarence Martin concerning all the development occurring within the Township.

CONSIDER REQUEST FOR A TIME EXTENSION FOR THE WEST WOODS DRIVE PROJECT: On a motion by H. Flosdorf, seconded by J. Tennis, the Board unanimously approved the request for a Time Extension for the West Woods Drive Project per the Harbor Engineering Letter dated July 2, 2020.

CONSIDER REQUEST FOR REDUCTION OF LETTER OF CREDIT FOR THE WHITMER PROJECT: On a motion by K. Eshleman, seconded by J. Tennis, the Board unanimously approved the request for the reduction of the Letter of Credit for the Whitmer Project in the amount of \$23,663.00 as per the ELA Letter dated July 8, 2020.

CONSIDER REQUEST FOR RELEASE OF LETTER OF CREDIT FOR THE RISS-HERR PROJECT: On a motion by K. Eshleman, seconded by H. Flosdorf, the Board unanimously approved the request for the release of the Letter of Credit for the Riss-Herr Project in the amount of \$2,000.00 as per the ELA Letter dated July 1, 2020.

CONSIDER REQUEST FOR RELEASE OF LETTER OF CREDIT FOR THE WILLIER TRACT-LOT 10 PROJECT: On a motion by J. Tennis, seconded K. Gutshall, the Board unanimously approved the request for the release of the Letter of Credit for the Willier Tract-Lot 10 Project per the ELA Letter dated July 9, 2020.

CONSIDER REQUEST BY TRADITIONS OF AMERICA FOR REDUCTION OF LETTER OF CREDIT FOR PHASES 1-4: There has been a request for this item to be pulled from the agenda; it will be addressed at the August 19, 2020 meeting.

CONSIDER REQUEST BY TRADITIONS OF AMERICA FOR REDUCTION OF LETTER OF CREDIT FOR PHASE 5: There has been a request for this item to be pulled from the agenda; it will be addressed at the August 19, 2020 meeting.

CONSIDER THE CONDITIONAL APPROVAL OF THE REVISED PRELIMINARY PLAN FOR LITITZ RESERVE PHASES 8-10: Joyce Gerhart with RGS Associates and Lee Moyer were present to review the plan before the Board. J. Gerhart stated the original plan showed in Phase 8 Meadow Rose Drive ending in a cul-de-sac at the property line. Lititz Reserve has since acquired additional property from two different property owners and are proposing to extend Meadow Rose Drive out to the future 6th Street. This would add an additional 34 townhouses and one single family residence.

J. Gerhart stated there were previously requested waivers that were approved and she is asking that those waivers be continued for the new lots. They are as follows:

Section 285-27.O(5)(b) :Driveway Separation
Section 285-29.D(3) :Average Lot Depth
Section 285-29.D(6): Reverse Frontage Lots
Section 285-34.C(8): Street Trees
Section 270.10.D.1: Runoff Curve Numbers
Section 270.11.H: Inlet Depression
Section 270.11.P: Storm Sewer Perpendicular to Street Centerline

Several of the new waivers that are being requested have to do with the service streets. An alley is being proposed for the units that front onto 6th Street and their access would be from the alley.

Section 285.27.O(3): Dead End Service Streets
Appendix 1A: Curb Construction Detail
Section 285.27.K(3): Intersection Separation
Section 285.27.K(6): Curb Return Radii
Section 270.37.Ca.3: Conveyance Facilities-Pipe Design-Cover

On a motion by H. Flosdorf, seconded by J. Tennis, the Board unanimously approved the waivers as requested on the K. Gutshall abstained.

J. Gerhart wanted to discuss the conditions from the Township per the memo dated July 9, 2020. First, with regards to the condition of the traffic study, she is requesting that it be revised to state that “the developer would make a contribution for the improvements based on their percentage of impact to the intersections.” J. Gerhart feels the way it is currently worded it sounds like the Applicant would be solely responsible for any improvements. A discussion ensued about the hypothetical possibility of a traffic light being required at the intersection of Kissel Hill and 6th Street in the future, and its approximate cost and how much the developer would contribute as well as the projected percentage of traffic. It was decided that the Applicant will have a position on traffic improvements at the 6th Street/Kissel Hill intersection at the final plan approval for Phase 8.

J. Gerhart also wanted to discuss the condition relating to the bio-swale. She would like the wording to say “the Applicant should submit an assessment report and a corrective action plan if needed for the remediation of the bio-swale.” D. Zimmerman had no issue with this change in wording. J. Gerhart stated currently the Developer is still responsible and will be responsible until it is established. There is a maintenance contract with LandStudies at this time. At the Phase 8 Final Plan, D. Zimmerman is requesting that LandStudies do an assessment report and make recommendations, if necessary, for corrective measures.

On a motion by H. Flosdorf, seconded by J. Tennis, the Board unanimously approved the Revised Preliminary Plan for Lititz Reserve subject to the conditions on the Township’s memo dated July 9, 2020 with amendments as discussed to numbers two and six. K. Gutshall abstained.

CONSIDER THE CONDITIONAL APPROVAL OF THE PRELIMINARY PLAN FOR WARWICK CROSSING: J. Gerhart was present to review the plan before the Board. J. Gerhart stated Warwick Crossing is located across from Lititz Reserve. 38 Duplexes and single family homes are proposed for a total of 91 units. 10 acres of the Siegrist Farmstead is being preserved. There will be a preservation easement with restrictions on what can be done with the house and structures. A buffer planting is proposed along the library property which will be maintained by the HOA. The stormwater will be managed from the bio-swale in Lititz Reserve. Lititz Reserve will own and be responsible for

July 15, 2020

the maintenance of this bio-swale. Warwick Crossing will make a contribution to Lititz Reserve based on the volume of stormwater that is being managed for Warwick Crossing

The following waivers are being requested:

Section 285.34.C(8): Street Trees

Section 285-28.B(1) and 285-28.B(1)(d): Sidewalks

Section 270-10.D.1: Runoff Curve Numbers

Section 270-11.P: Storm Sewer Perpendicular to Street Centerline

Section 270-33.A: Rate Control Time Shift

Regarding the memo from Staff dated July 9, 2020, J. Gerhart would like the condition on the traffic study to state the Applicant will make a contribution for the improvements based on their percentage of impact to the intersections. Also, she was not in agreement with the HOA being responsible for the maintenance of the triangle at the intersection of Siegrist Farm Road and Pierson Road. The Board was in agreement that the Public Works Staff could maintain this area.

On a motion by K. Eshleman, seconded by H. Flosdorf, the Board unanimously approved the waivers as requested on the ELA Letter dated July 10, 2020. K. Gutshall abstained.

On a motion by H. Flosdorf, seconded by K. Eshleman, the Board unanimously approved the Preliminary Plan for Warwick Crossing subject to the Applicant presenting a position on traffic improvements at the Sixth Street/Kissel Hill intersection at the final plan approval for Phase 1 and number five on the conditions list will be deleted. K. Gutshall abstained.

CONSIDER THE CONDITIONAL USE DECISION FOR ELI ESH: H. Flosdorf commented that under Appendix "A" Conditions number 3 the term "relatives" was a broad term and thought the Board had discussed previously that only immediate family would be able to occupy the dwelling units. D. Zimmerman stated this wording would be revised.

On a motion by H. Flosdorf, seconded by J. Tennis, the Board unanimously approved the Conditional Use Decision for Eli Esh with the wording under number 3 in Appendix "A" being revised.

CONSIDER RESOLUTION 07-15-20-01 AUTHORIZING ACQUISITION OF RIGHT-OF-WAY FOR THE PURPOSE OF MAKING IMPROVEMENTS TO WEST NEWPORT ROAD: D. Zimmerman stated this is for the improvements for Rock Lititz allowing them to move forward without realty tax being collected. The deeds have been signed by the property owners.

On a motion by K. Eshleman, seconded by H. Flosdorf, the Board unanimously approved Resolution 07-15-20-01 authorizing Acquisition of Right-of-Way for the Purpose of Making Improvements to West Newport Road.

CONSIDER REQUEST FOR FIREWORKS PERMIT FOR LITITZ CHRISTIAN SCHOOL: On a motion by K. Eshleman, seconded by J. Tennis, the Board unanimously approved the request for fireworks permit for Lititz Christian School.

CONSIDER REQUEST FOR HARTZ 5K FOR 10/3/2020: On a motion by J. Tennis, seconded by K. Gutshall, the Board unanimously approved the request for the Hartz 5K for 10/3/2020 conditional upon them adhering to the current Covid-19 protocols at the time of the event.

APPROVAL OF MINUTES: On a motion by H. Flosdorf, seconded by K. Eshleman, the Board unanimously approved the June 3, 2020 and June 17, 2020 minutes as submitted.

Board of Supervisors

July 15, 2020

TREASURER'S REPORT: D. Zimmerman stated he anticipates seeing more of an impact in the third and fourth quarters. On a motion by J. Tennis, seconded by H. Flosdorf, the Board unanimously approved the Treasurer's Report.

PAYMENT OF BILLS: On a motion by J. Tennis, seconded by K. Eshleman, the Board unanimously approved the Payment of the Bills.

MANAGER'S REPORT: 6th Street Project: Contractor is well underway at 6th Street and Woodcrest Avenue. Today the Township received the HOP for Clay Road and 6th Street. This project will start next week. Riparian Park will need to be closed during construction.

Reimbursement for Covid-19 impact: The Township has filed for reimbursement from the County as all criteria were met.

Strategic Plan: Coordinating Committee meeting will be held by Zoom format tomorrow at 7:30 a.m.

TAX COLLECTOR'S REPORT: The Board reviewed the tax collector's report.

PUBLIC WORKS REPORT: The Board reviewed the report provided by J. Minnich.

POLICE DEPARTMENT REPORT: The Board reviewed the BOC Dashboard Report for June.

ZONING OFFICER'S REPORT: T. Zorbaugh reviewed his report with the Board.

WESC/EMC REPORT: D. Ober wanted to let the Board know that the Rothsville Fire Company will be purchasing a fire truck in September.

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager