

WARWICK TOWNSHIP BOARD OF SUPERVISORS
Meeting Minutes
Warwick Township Municipal Building
September 2, 2020

Kenneth Eshleman, Vice-Chairman, convened the September 2, 2020 Warwick Township Board of Supervisors meeting to order at 7:00 a.m. In attendance were Supervisors Kenneth Eshleman, Herbert Flosdorf, Jeffrey Tennis, and Kelly Gutshall. Absent was Supervisor Logan Myers. Also in attendance were Daniel L. Zimmerman, Township Manager; Patrick Barrett, Assistant Township Manager; Chuck Haley from ELA; Matthew Mack from Mack Engineering; Anthony Petersheim with Lancaster Design; David Lapp and Aaron Fisher with Blessings of Hope; and John Cardos.

CONSIDER SKETCH PLAN FOR BLESSINGS OF HOPE: Matthew Mack from Mack Engineering was present to review the plan before the Board. He stated the project is located on Becker Road at the location of the old Hess Brothers apple processing plant. All of the buildings on the property are located in Warwick Township however some of the property, mostly the parking area, is located in Manheim Township. At this time, D. Zimmerman gave a brief background of the property. He stated the apple processing plant was established in the 1960's so it predated the zoning ordinance for the Township. It was run as an Ag support business for approximately 60 years. The apple plant has now moved and Blessings of Hope has moved into the facility mainly because the refrigeration units on site fit with their needs as they are a food supplier to food banks along the east coast. Prior to March, they contacted the Township wanting to expand their operations. Some waivers have already been granted for some minor alterations so they could start their operations. When the pandemic occurred, the demand for food increased tremendously and therefore they need to expand the refrigeration facility. Because of the lack of refrigeration space, refrigerated trucks are being used which are running 24/7 to keep the food cold.

To become compliant, zoning approval for a non-conforming use and a Land Development Plan will need to be submitted to the Township to bring the project up to standards. With the additional staff the septic field needed to be evaluated as well as the general circulation of the trucks coming and going. A waiver was granted for them to build an additional refrigeration unit with the understanding that they would get compliant with all of their planning by September 21, 2020. Unfortunately this has not occurred however they currently have a request in for zoning approval with Manheim Township and they will have to get zoning approval from the Township zoning hearing board as well.

They are here today to get comments on the project from the Board. They were before the Planning Commission on August 26, 2020 and received a favorable review of the plan.

M. Mack explained what has been done thus far. He stated an evaluation of the septic system has been completed and it was found that the current system meets the requirements of what is being used currently. Blessings of Hope is also currently working with some neighbors to obtain an easement for placement of a backup septic system. A Scoping Application has been submitted to PennDOT. The entrance on the north side of the property will be utilized for large trucks and the south entrance will be utilized for box trucks. A buffer will be planted along the southern and western boundary lines. There is also some proposed parking on the north side. Blessings of Hope would also like to add a truck wash for the rigs. This water will go to a holding tank and will not be associated with their septic system.

H. Florsdorf inquired where the stormwater flows to. M. Mack stated it will all flow onto the portion that is located in Manheim Township. K. Eshleman inquired if Manheim Township does not approve the additional parking that is being requested, how this will affect their plan. M. Mack stated it will affect how many volunteers they will be able to accommodate at one time.

D. Lapp gave a background for Blessings of Hope. He stated the company started in 2006 in a garage. In 2010 they moved into their first warehouse and in 2019 they bought the former Hess Apple Processing Plant. From March 2020 to June 2020 they had a 400% growth. Their company serves other nonprofit organizations. On a weekly basis they have trucks going to New York City, DC, Baltimore, Philadelphia, Harrisburg, Altoona and Pittsburgh serving food banks with excess food. The majority of the food comes from distribution centers that is beyond the point where they can send it to retail. At the beginning of the year they had 3,000 volunteers in their database and now currently they have 12,000 volunteers in their database. So far this year they have distributed over 35 million pounds of food. Normal hours of operation are 7:00 a.m. to 5:00 p.m. however some shifts can finish as late as 10:00 or 11:00 at night. K. Eshleman inquired how the operation is funded. D. Lapp stated it is funded through donations and handling fees. For example, a minister can get 600 pounds of food a month for \$19.00. At this time approximately 80% of the operational costs are covered by the handling fee. H. Florsdorf inquired how many rigs go in and out of the facility. D. Lapp replied six to ten a day. H. Florsdorf also inquired if there were any complaints regarding the refrigeration units. A. Petersheim explained the units were all roof mounted and located behind the docks. A. Petersheim stated if noise were to become an issue, screening would be used as a reflection. K. Gutshall inquired how the lighting was going to be addressed. M. Mack stated there would lighting at the entrances and then minimal lighting around the property for security purposes.

D. Zimmerman stated the presentation today is for informational purposes only. The project will come before the Board again as a Land Development Plan after it goes before the Zoning Hearing Board. At that time it will be known what Manheim Township is willing to allow them to do. Since the original deadline of September 21st is not going to occur, the Board needs to decide on a new deadline for them to be compliant. M. Mack is hoping to get on the schedule for October for both the Warwick Township Zoning Hearing Board as well as the Manheim Township Zoning Hearing Board. M. Mack inquired if the Commission could write a letter to the Zoning Hearing Board stating their support of the application it would be appreciated.

UPDATE TO TRANSPORTATION PROJECTS: D. Zimmerman stated both roundabout projects are underway. There was a two month delay on the start due to the Governor's restrictions on construction. Completion at Woodcrest and 6th Street was originally thought to be around September 15th however there were some delays with utility relocation and a delay with the street light standard delivery so a new completion date is now set for the end of September. The roundabout at 6th Street and Clay Road is projected for completion by the end of October as this started approximately five weeks behind schedule. Less utility work is needed to be done here however there is a lot more rock to deal with.

Replacement of the sewer line is currently taking place at the Siegrist Farm. Stormwater work will be started next week.

Regarding the left turn signal placement at the intersection of Newport Road and 501, there have been some incidences of failure of poles and pole standards so PennDOT has changed some criteria and is currently looking at the integrity at poles, particularly ones that are over 20-25 years old. The pole in question is an original pole placed in 1989-1990. Therefore this pole may need to be replaced. The pole currently has a 55 foot arm but it may be able to be reduced to a 45 foot arm. An approximate cost for this arm is \$25,000.00.

Siegrist Farm Road is expected to be finished next year; this is the connection of the future 6th Street up to Pierson Road. This work will be coordinated with the work of the developer on 6th Street from the roundabout to the intersection at Siegrist Farm Road. The developer was originally going to complete this section of 6th Street in 2022; however he now is looking to accelerate this and have it completed by 2021. Moravian Manor has also accelerated their timeframe

on their portion of 6th Street from Woodcrest Avenue to Orange Street to 2021. D. Zimmerman stated this makes for the possibility of having four separate contracts in the early part of 2021. However nothing has been finalized it is all in discussion at this time.

New traffic counts will be obtained from Peters Road and Highlands Drive as there are two potential expansions in this area, a medical building at the corner of Woods Drive and Highlands Drive and an expansion at the shopping center.

Due to delays and priority shifts, the future design for the intersection of Brunnerville Road and Newport Road did not progress as planned. The goal was to get a preliminary design plan which did not occur. \$850,000.00 was secured from PennDOT however D. Zimmerman feels this may not be enough to complete the project.

Regarding the vacating of the Carpenter Road Bridge, P. Barrett is working with the property owners to take over the bridge. The goal is for this process to start in 2021. However, PennDOT will be doing rehab construction on the bridge on Lincoln Road and will be shutting it down for approximately 12-15 weeks. D. Zimmerman does not want to have the Carpenter Road Bridge and the Lincoln Road Bridge shut off at the same time however the possibility of having extra traffic going over Carpenter Road Bridge may not be a good option either. The Township will need to consider what the best course of action would be.

The following will take place in 2021:

- The bids for the construction of Siegrist Farm Road and for the extension of 6th Street will go out.
- The determination will be made as to whether or not Peters Road and Highlands Drive qualifies for a traffic signal; the counts are close so this could be a potential project for 2021.
- The bus stop on Toll Gate Road will be completed in collaboration with Red Rose Transit Authority.
- The engineering work for the westbound right turn lane in front of Sheetz will be done.

CONSIDER REQUEST FOR HANDICAP PARKING SPACE AT 434 CROSSWINDS DRIVE: D. Zimmerman stated that P. Barrett contacted the HOA and the option of placing a handicap parking space in one of the general parking areas was not feasible as there is very limited parking for overflow. H. Flosdorf inquired if the Township was meeting the criteria for the number of handicap spaces provided for this type of housing development. D. Zimmerman stated a set number of handicap spaces are not required in residential developments. H. Flosdorf stated the spot that was requested by the homeowner does not meet the true handicap criteria and it was felt that if a handicap space were placed, it should be placed where it would meet all the criteria. C. Haley stated there is also the potential for liability if a handicap space were placed and did not meet the criteria.

On a motion by H. Flosdorf, seconded by K. Gutshall, the Board unanimously denied the request for a handicap parking space at 434 Crosswinds Drive due to feeling it should be resolved by the HOA instead of providing the space on a public street.

UPDATE ON WARWICK TO EPHRATA RAIL TRAIL (WERT) FACILITIES: D. Zimmerman stated Ephrata Boro has initiated a bike rental facility which will start in October. The program will be overseen by the same vendor, Lititz Bike Works, as the Township. The exchange of bikes will be allowed and Lititz Bike Works will continue to maintain and store the bikes over the winter.

The WERT Committee reviewed a request from the Conestoga Trail requesting if they could piggyback on the trail from Picnic Woods Road, over the creek and continue on Millport Road to get people off the road. The WERT Committee and the County both recommended this and Staff does not see an issue with it.

On a motion by H. Flosdorf, seconded by J. Tennis, the Board unanimously approved the Conestoga Trail to use a portion of the Ephrata to Warwick Rail Trail.

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CONSIDER 2021 MMO: D. Zimmerman stated this is for the PA Municipal Retirement System and is part of the budget process.

On a motion by J. Tennis, seconded by H. Flosdorf, the Board unanimously noted receipt of the 2021 MMO.

DISCUSSION ON STAFFING: D. Zimmerman stated there are two 25+ year Public Works employees who will be retiring this year. He would recommended replacing only one at this time due to the transition of personnel taking place and to consider a minimum of five years' experience due to the inexperienced employees that have been hired in the recent months. The goal is to have a candidate hired by November and be trained for the winter season.

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 8:10 a.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager