

WARWICK TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
Warwick Township Municipal Building
September 4, 2019

Herbert Flosdorf convened the September 4, 2019 Warwick Township Board of Supervisors meeting to order at 7:00 a.m. In attendance were Supervisors Herbert Flosdorf, Kenneth Eshleman, and Michael Vigunas. Absent was Supervisor Logan Myers. Also in attendance were Daniel Zimmerman, Township Manager; Patrick Barrett, Assistant Township Manager; Chuck Haley from ELA Group; Wade Hartz, 1015 Log Cabin Road, Leola; Laura Knowles from the Lititz Record; Michael Yoder from Central Penn Business Journal; and Randy Hess, 15 Meadow Lane, Lancaster.

PENNDOT- SR 1018: D. Zimmerman noted the change of the speed limit on Rothsville Road from 55 MPH down to 45 MPH after PennDOT conducted engineering and traffic studies per the request of the Township.

PSATS: The Board reviewed the August 2019 News Bulletin.

ONE CLICK POLITICS.COM: The Board reviewed the notice regarding 5G deployments and liability.

CONSIDER REQUEST FOR RELEASE OF LETTER OF CREDIT FOR THE STOBRO PROJECT: D. Zimmerman stated this is for the Fulton Bank project and the small addition that was done to the Stauffer's of Kissel Hill Store.

On a motion by M. Vigunas, seconded by K. Eshleman, the Board unanimously approved the request for the release of the Letter of Credit for the Stobro Project as stated in the ELA Letter dated August 20, 2019.

CONSIDER REQUEST FOR RELEASE OF LETTER OF CREDIT FOR THE SIGNATURE LIVING PROJECT: D. Zimmerman stated this is the facility located at the intersection of Buckwalter Road and Millport Road.

On a motion by K. Eshleman, seconded by M. Vigunas, the Board unanimously approved the request for the release of the Letter of Credit for the Signature Living Project in the amount of \$156,604.00 as stated in the ELA Letter dated August 30, 2019.

CONSIDER THE SKETCH PLAN FOR THE ORCHARD ROAD TRACT, PREPARED BY RGS ASSOCIATES, DATED 8/2/2019: Chris Venarchick from RGS Associates was present to review the plan with the Board. The site is approximately 49 acres located in the R-1 Zone. There are currently multiple parcels which would be consolidated and eventually subdivided. The tract is challenging due to its topography, environmental and floodplain issues and site access. The plan consists of 70 single family lots. Access would be provided through public streets that extend from Orchard Road. Public sewer is proposed to be extended from a main that exists along Lititz Run and public water is proposed to be extended from an existing main along Orchard Road. Stormwater will be managed through above ground facilities.

M. Vigunas questioned why all the streets are proposed to be cul-de-sacs but one. C. Venarchick stated this is due to the possibility of future development or for traffic distribution. D. Zimmerman stated there needs to be a second access

point due to the fact that there are going to be over 50 units. The road that the plan is showing to be stubbed stops at the Gerhart Farm. This farm has submitted an application for preservation. At the Planning Commission meeting there was discussion regarding there should be an emergency access point. The plan has been reviewed by WESC and by the Brunnerville Fire Company Chief. They would prefer that emergency access be obtained by utilizing the PP&L right-of-way. Water supply was also reviewed and deemed adequate.

Other concerns the Planning Commission had were that the steep slope wooded areas be preserved for protection to agriculture activity. One possibility with the riparian buffer is that this may be able to be utilized for stormwater which would eliminate the need for the digging of basins.

H. Florsdorf stated a sidewalk connection to the existing development for pedestrian access should be considered.

M. Vigunas inquired about the property that was located to the right where two proposed basins are located. M. Fyock, who owns this property, stated he had approached the Township regarding this property approximately two years ago regarding changing from R-1 to Ag to preserve the farm. It was decided not to do the preservation however, M. Fyock's father did place a private deed restriction on the property so he asked to be considered as a preserved farm. He does have concerns regarding water runoff along Orchard Road.

H. Florsdorf inquired if the newly adopted Cluster Development Ordinance could be used for this site. D. Zimmerman stated this could be applied however it would involve a Conditional Use and the Applicant's preference is not to go through that at this time. C. Venarchick stated the Conditional Use could be used to consolidate the density however, current market conditions are for traditional single family units.

DISCUSS RELEASE OF FUNDING FOR LITITZ SPRINGS POOL PROJECT: D. Zimmerman stated he wanted to give the Board an update. He spoke with Ned Pelger, the project manager. The total costs came in at a little under 4.5 million. The Rec Center secured a grant for \$2.1 million and the amount between the municipal support and the LRC Pool Fund is \$426,000.00. Over \$1 million was raised through Community Campaign and pledges. This leaves approximately \$1 million that is still needed that will be secured through a loan. The Rec Center is requesting the Township's monetary support now in order for the completion to be done in May 2020. Lititz Boro and Elizabeth Township have already released their monetary support to the Rec Center.

On a motion by M. Vigunas, seconded by K. Eshleman, the Board unanimously approved the release of the funding for the Lititz Springs Pool Project.

DISCUSS ORDINANCE TO AMEND MODIFYING ENFORCEMENT PROVISIONS FOR THE ON-LOT SEPTIC SYSTEMS: D. Zimmerman stated there is a process that needs to be followed for noncompliant property owners and this involves a cost to the Township in the notification process. This Ordinance would create a fine for those property owners who are noncompliant. The email from the Township's Solicitor gives some examples of statements from other municipalities that could be used. D. Zimmerman is looking for feedback from the Board in anticipation of getting the Ordinance in place by the end of the year. The goal is to get the compliance prior to having to consult the Solicitor. However, if the Solicitor is consulted, the homeowner will be billed for those fees. The Board was in agreement but thought the fine for a violation should be higher than the recommended \$100. A draft will be written for the Board's review at a future meeting.

CONSIDER THE MINIMUM MUNICIPAL PENSION OBLIGATIONS FOR 2020: D. Zimmerman stated this is a requirement of the state. This is incorporated into the 2020 budget. M. Vigunas inquired what was budgeted for 2019. D. Zimmerman stated \$122,000.00 however some of this goes to the NLCRPD for the catastrophic claim prior to the formation of the NLRPD. The state reimbursement is \$75,000.00 which helps to offset the cost.

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ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 7:40 a.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager