

WARWICK TOWNSHIP BOARD OF SUPERVISORS

November 5, 2014

Chairman Logan W. Myers convened the November 5, 2014 meeting of the Board of Supervisors at 7:00 A.M. Present were supervisors Logan W. Myers, Michael Vigunas, Anthony Chivinski, C. David Kramer, Daniel L. Zimmerman Township Manager, Thomas Hayden, Chris Venarchick representing RGS, and Loren and Harriet Smith. Absent was Herbert Flosdorf.

PSAT BULLETIN: Zimmerman stated there were a number of legislative bills that did not make it through the legislature this year but will likely get reintroduced next year.

ROTHSVILLE FIRE COMPANY: The Rothsville Fire Company's report is available for review.

CONSIDER THE FINAL PLAN FOR TRADITIONS OF AMERICA- PHASE III, PROPOSED BY RGS ASSOCIATES DATED 8/14/2014: Chris Venarchick, representing RGS Associates, is here today with the final plans for Phase III of Traditions of America. Phase III is comprised of 61 units, 39 single family units and 22 duplex units. Venarchick stated some of the administrative items outlined in the letter from ELA dated October 8, 2014 have already been addressed such as signatures for the plan, approval for the final water/sewer design has been obtained from the municipal authority, and financial security is in possession of the Township. Chivinski inquired how many units total in phases I and II are under construction. Mike, a representative of Traditions of America, stated there are two units that are settled, approximately 30 units are under construction, and 96 units sold through phases I and II.

Zimmerman noted that improvements on Millport Road were completed and all utilities were put in. The project will be finished in coordination with the Township and Traditions of America in the spring.

On a motion by Chivinski, seconded by Kramer, the Board unanimously approved the final plans for Traditions of America phase III, proposed by RGS Associates dated 8/14/2014 contingent to the conditions listed in the letter from ELA dated October 8, 2014.

CONSIDER PARTIAL RELEASE OF LETTER OF CREDIT FOR ROCK LITITZ- FLOOD PLAIN RESTORATION WORK: Zimmerman stated the flood plain restoration work is 90% completed. It has been inspected by the Conservation District and ELA. On a motion by Kramer, seconded by Chivinski the Board unanimously approved the partial release of Letter of Credit for Rock Lititz- Flood Plain Restoration Work.

Myers inquired of Hummer if in the process of remedying the sound situation from Rock Lititz, a recommendation were to come forward of extending the berm, heightening the berm or anything of that nature, once this were approved would this limit or put restrictions on anything done in the future. Hummer stated it would not.

DISCUSSION ON JOINING THE COUNCIL OF GOVERNMENT WITH MANHEIM TOWNSHIP AND EAST HEMPFIELD TOWNSHIP: Zimmerman stated that he and Myers were invited to an informal meeting with representatives from Manheim Township in regards to forming this council of government with the intent to create a forum for a more cooperative project. Zimmerman stated Warwick Township currently actively purchases equipment from nine other municipalities and participate with 12 other municipalities for road material. Zimmerman stated the offer was made to Manheim Township and East Hempfield Township to work with them.

One project that would benefit all involved would be to share resources on an emergency management coordinator position. This would aide in sharing equipment and evacuation centers.

Zimmerman stated as far as getting into a formal Council of Government Agreement he doesn't feel there is any advantage at this time. He and Myers would still be allowed to attend the monthly meetings. Myers stated he feels the Township should be looking at the area south of Millport Road strategically and jointly with Manheim Township on how this land is utilized in the future.

At this time the Board has declined to become a formal member of the Council of Government with Manheim Township and East Hempfield Township.

CONSIDER BIDS RECEIVED FOR PURCHASE OF ELECTRIC: Zimmerman stated the rate was approximately the same as previous years at 0.68 per kilowatt which is competitive. Zimmerman stated the Township is grouped with the sewer plant, the water and sewer authority, Lititz Borough, and the Lititz Library.

REAFFIRM APPOINTMENT OF NAVARRO/WRIGHT CONSULTING ENGINEERING FOR SOUND ABATEMENT SERVICES: Zimmerman stated Rock Lititz is currently doing testing and gathering data. The Township is reviewing the process by which this is being done. One recommendation by Navarro/Wright was to make sure this was a 360 degree evaluation which was passed on to Rock Lititz's consultants. Rock Lititz is using three consultants, a primary and two peer review firms and this information would be passed over to the Township's consultant who then reviews this information and makes a recommendation. There will likely end up being more than one option and each will be implemented individually and tested.

The other service this consulting firm will provide will be to determine does the Township need a noise-specific performance standard and an independent noise ordinance. The Board will then need to determine do these standards only need to apply to the campus industrial park.

Harriet Smith, a resident from Moorland Court, stated the residents from this area were concerned as to whether they would have any input regarding the ordinance. Zimmerman stated that there will be an opportunity for the resident's to express their input. Mrs. Smith stated Rock Lititz has been working with some of the residents regarding the testing being done and they are appreciative of this.

Marilyn Taylor, a resident, inquired as to why Rock Lititz is allowed to do sound rehearsals when they never requested to or were given permission to do so. Zimmerman stated this is a related use and the Township does not regulate the extent of activities of businesses.

On a motion by Kramer, seconded by Chivinski the Board unanimously approved the appointment of Navarro/Wright Consulting Engineering for sound abatement services.

DISCUSSION ON SCHEDULE FOR AMENDMENTS TO THE ZONING AND SUBDIVISION/LAND DEVELOPMENT ORDINANCES: Zimmerman stated the text amendment to the campus and industrial zone can move forward as these have been previously discussed and have minor changes.

The amendments to the Zoning Ordinance can move forward as both the Planning Commission and the Board of Supervisors have reviewed the second draft last month. These could be brought up for consideration in December 2014 or January 2015.

Two drafts of the Subdivision/Land development Ordinance were reviewed by the Planning Commission and Board of Supervisors and can therefore be scheduled for January or February of 2015.

Whether a Noise Ordinance or a Performance Standard is needed cannot be determined at this time as further information is required.

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The Board had requested more information on Short Term Leases. Zimmerman gave the definition of a short term rental housing as anything less than 30 days. This is from national references as no local ordinances could be found. Areas researched locally were Hershey in Dairy Township, Mt. Gretna, and State College. Zimmerman stated the only area doing anything regarding short term leasing was State College during football season. The Board asked Lititz Borough and Elizabeth Township if they would work collectively with the Township regarding this issue. At the Joint Meeting on October 30, 2014 both Lititz Borough and Elizabeth Township expressed interest.

In a discussion with State College they have a rental inspection program. Certain standards must be met as far as safety and these units are required to be inspected. The Township does not have a rental inspection program however, Lititz Borough does.

Zimmerman stated 95% of municipalities are not addressing the issue. Lititz Borough and Elizabeth Township feel it is something worth discussing as it does have an economic impact. Zimmerman stated there was a recommendation to turn this issue over to the Housing and Economic Development Committee. Myers stated he felt this was a good place to start as the popularity of the region is going to grow and people are going to be doing this more often as it is an economical way to take their families to see places such as the Lititz and Warwick area and the issue needs to be resolved.

OTHER BUSINESS TO COME BEFORE THE BOARD: Zimmerman introduced the new Warwick Emergency Services Commission Coordinator, Duane Ober.

NEXT MEETING: November 19, 2014 with the time to be determined.

ADJOURNMENT: With no other business to come before the Board, the meeting was adjourned at 8:12 P.M.

Respectfully submitted,

Daniel L. Zimmerman,
Township Manager