

WARWICK TOWNSHIP BOARD OF SUPERVISORS MINUTES
April 2, 2014

Chairman W. Logan Myers convened the April 2, 2014 meeting of the Board of Supervisors at 7:00 a.m. Present were Supervisors W. Logan Myers, Michael Vigunas, Herbert Flosdorf, C. David Kramer, and Anthony Chivinski. In attendance were Township Manager Daniel Zimmerman, Township Engineer Grant Hummer, Township Auditor Mike Reiner, Chris Venarchick, Dean Ziegler, Steve Ziegler, Steve Gergely, and Gary Myer.

PRESENTATION OF THE 2013 FISCAL AUDIT PREPARED BY SAGER, SWISHER AND CO.,LP: Mike Reiner, representing Sager, Swisher and Company, outlined the 2013 Financial Statement for the benefit of those present. Reiner stated that the General Fund balance was reduced due to the transfer of funds to create a Stormwater Management Fund. He noted that the remaining balance in the Police Pension Fund was transferred to the Northern Lancaster County Regional Police Department. He added that the Pension Fund is actuarially sound.

ACCEPT THE 2013 FISCAL AUDIT: The Board reviewed the 2013 Fiscal Audit. On a motion by Chivinski, seconded by Kramer, the Board voted unanimously to adopt the 2013 Fiscal Audit as submitted.

CONSIDER THE ZIEGLER BARN AT NEWPORT SQUARE PREPARED BY RGS ASSOCIATES, INC. DATED 10/25/2013: Chris Venarchick, representing RGS Associates, explained that the Board previously reviewed the Conditional Use plan on February 19, 2014. The plan this evening is the Final Land Development Plan. He stated that they have approval from WTMA and they have their NPDES permit. Venarchick outlined the Township Engineer's March 26, 2014 comment letter.

The Applicant is requesting a modification of Section 270-11.C of the Stormwater Management Ordinance. The Applicant's consultant is requesting a modification of the requirement to provide inlets in accordance with PADOT standards. The Applicant is proposing the use of the RC34 inlets in lieu of the new RC45 inlets due to the exiting inlets used within the facility that will be replaced and/or modified.

The Applicant is requesting a modification of Section 285-7.C of the Subdivision and Land Development Ordinance pertaining to Preliminary Plan. This request is based on the limited scope of work involved with this project as well as the fact that the plan is being concurrently reviewed as a "Conditional Use".

Venarchick provided details of the signs for the shared parking areas. The Applicant indicated that he is working with the Homeowner's Association to address their concerns over the shared parking area. On a motion by Flosdorf, seconded by Chivinski, the Board voted unanimously to grant approval of a modification of Section 270-11.C of the Stormwater Management Ordinance and a modification of Section 285-7.C of the Subdivision and Land Development Ordinance and to approve the Final Land Development Plan for the Ziegler Barn at Newport Square.

CONSIDER THE WILLIER TRACT SKETCH PLAN PREPARED BY HARBOR ENGINEERING, DATED 2/28/2014: Steve Gergely, representing Harbor Engineer explained that the sketch plan for the 4-lot Subdivision on the corner of Woodcrest Avenue and Waters Edge Road was recorded in March. The Applicant is now looking to subdivide remaining acres which is 4.25 acres. Challenges with this are sewer, and dimensional constraints including an agricultural setback from the north. The original plan proposed a shared driveway and this plan proposes a private cul-de-sac street to serve a total of 7 additional proposed lots. The lots would be served by public sewer and public water. Stormwater will be addressed by on-lot infiltration trenches. They have come up with a sketch plan that will require a few waivers and a couple of variance requests. One of the waivers is to reduce the rear yard from 75' to 35' for reverse-frontage lots due to the location of the cul-de-sac bulb configuration. The layout eliminates additional driveways along Woodcrest Avenue. The proposal would require a Variance to reduce the setback against Agricultural zoned properties from 100' to 70'. He stated that the proposal intends to address stormwater infiltration on each of the proposed lots without the need for a regional basin.

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Flosdorf expressed the opinion that the cul-de-sac bulb design could remain as proposed in order to protect the adjoining agricultural setback. Gergely explained that a 28' wide cartway will be provided to serve the lots. Flosdorf recommended a full-size bulb in order to provide sufficient turn-around for trucks (garbage, delivery, etc.). The proposal will also require a Variance to allow a flag lot in the R-1 zone; currently, flag lots are only permitted in the Agricultural and Rural Estate zoning districts. Gergely stated that the wider cul-de-sac could be accommodated with additional grading and stormwater controls. He noted that he is not requesting action on the Waiver requests this evening, he is simply presenting the Sketch Plan to the Commission and Board of Supervisors for their comments prior to the Zoning Hearing. The Board is agreeable to the sketch plan contingent upon a standard bulb cul-de-sac as well as a 28 foot width cartway with parking on one side and public sewer on all lots.

CONSIDER REQUEST BY FRANK DEIBLER FOR REDUCTION OF LETTER OF CREDIT: The Board reviewed the Frank Deibler reduction for letter of credit. The Board reviewed the request. The Township Engineer commented that based on their most recent observation of construction progress at the site, compared with the original Letter-of-Credit estimate amounts, they recommend the Township release \$12,489.40 from the current Letter-of-Credit account. The retainage represents their estimate of the costs to complete the remaining site improvements. On a motion by Flosdorf and seconded by Kramer, the board unanimously voted to accept the letter of credit.

REVIEW OF THE FEE SCHEDULE FOR PLAN SUBMITTAL: The Board reviewed subdivision and land development fees for plan application. This was done in order to ensure the Township has sufficient Escrow for engineering and legal fees.

DISCUSS A MINOR AMENDMENT TO SECTION 340-92.1 OF THE ZONING ORDINANCE - RENEWABLE ENERGY SYSTEMS: The Township Manager stated the reasons why have the modification is being proposed is that technology is improving and the Township wants to promote alternate energy. The proposal was sent to Moore Engineering who will probably make a few changes. Flosdorf inquired what is the cost to install a geothermal system. The Township Manager stated that the approximate cost to install a system is \$30,000.00. A representative of Moore Engineering says they can put in a water system using no chemicals. Flosdorf suggested that homeowners with these type of systems be required to sign an agreement imposing maintenance requirements and /or to accept liability if the system should fail.

CONSIDER AUTHORIZING SALE OF 1994 ROLLER AND 1997 MOWER DECK: The Board reviewed the authorization of sale of a 1994 roller and 1997 and mower deck. On a motion by Vigunas seconded by Kramer, the board unanimously voted to approve the sale.

CONSIDER SAMPLES FOR TOWNSHIP LOGO: The Township Manager explained that ideas include a mill, an agricultural design, or a historical design. The logo would be incorporated into welcome to Warwick Township signs. The Board members are agreeable to a mill being depicted on the logo.

CONSIDER RESOLUTION 04-02-14-01 TO AUTHORIZE A GRANT APPLICATION FOR THE VETERAN'S HONOR PARK OF LANCASTER COUNTY: The Board discussed Resolution 04-02-14-01 authorizing a grant application for the Veteran's Honor Park of Lancaster County. On a motion by Flosdorf seconded by Vigunas, the board unanimously approved the resolution. Question was raised as to chances of getting this approved. Board member stated this is competitive but we can meet criteria.

CONSIDER DRAFT OF AGREEMENT BETWEEN MANHEIM TOWNSHIP AND WARWICK TOWNSHIP FOR ADAPTIVE SIGNAL SYSTEM AGREEMENT: The Board reviewed the draft agreement. The Chairman asked if the Borough could be included. The Township Manager sated that because of money constraints and time sequence this is not feasible.

CONSIDER RESOLUTION 04-02-14-02 AUTHORIZING APPROVAL FOR THE LUTHERCARE PROJECT: The Board reviewed the Resolution. This applies to the non-taxable units. On a motion by Chivinski, seconded by Flosdorf to approve this resolution.

CONSIDER REQUEST BY CUB SCOUT PACK 44 FOR FISHING DERBY ON APRIL 12, 2014: The board reviewed the request by Cub Scout Pack 44 for use of Riparian Park on April 12, 2014 from 8 a.m. until noon for a fishing derby. On a motion by Vigunas, seconded by Kramer the board unanimously approved this request.

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OTHER BUSINESS TO COME BEFORE THE BOARD: It was briefly mentioned about the possible merger between Brunnerville Fire Company and Lititz Fire Company. This is an ongoing process as more discussion between the two companies is needed to be done. The Board discussed contracting with Larry Schultz, the previous director of the Warwick Emergency Services Commission, to provide independent consulting services to the Township. On a motion by Vigunas, seconded by Kramer, the Board voted unanimously to contract with Larry Schultz to provide independent consulting services to the Township.

ADJOURNMENT: With no further business to come before the Board, the meeting was adjourned at 8:40 a.m.

Respectfully submitted,

Daniel L. Zimmerman
Township Manager