

WARWICK TOWNSHIP

315 Clay Road
P.O. Box 308
Lititz, PA 17543-0308
(Lancaster County)

WARWICK TOWNSHIP BOARD OF SUPERVISORS

February 16, 2022

7:00 p.m.

WARWICK TOWNSHIP MUNICIPAL BUILDING

Chairman Kenneth Eshleman convened the February 16, 2022, meeting of the Warwick Township Board of Supervisors at 7:00 p.m. Those in attendance included Kenneth Eshleman, Chairman; Jeff Tennis, Vice-Chairman; Kenneth Kauffman and Jeremy Strathmeyer. Kelly Gutshall was absent. Also in attendance were Brian Harris, Township Manager; Pat Barrett, Assistant Township Manager; William Crosswell, Township Solicitor; Chuck Haley, Township Engineer; Tom Zorbaugh, Zoning Officer; Billy Clauser, Planner and Laura Knowles, the Lititz Record; Bruce Grossman; Mark Will, Steve Gergley and Riley Noetzel

PUBLIC COMMENT

Tom Eisemann from West Woods Drive asked the Board if the Township had thought about doing something to honor the memory of Greg Wilson. Chairman Eshleman said that a couple of ideas had been discussed. Mr. Harris said one possibility was to name an unnamed tributary after Greg Wilson. The Township will continue to give this matter some thought.

CONSENT AGENDA

Mr. Harris reviewed his report for the Board. Moved by Strathmeyer, seconded by Tennis to approve the consent agenda items. Motion approved unanimously.

WEST WOODS DRIVE FINAL SUBDIVISION PLAN

Mr. Grossman, the attorney for the Trimble, requested that the Board condition any approval of the plan on the redirection of stormwater and providing screening between the proposed development and the Trimble property. The developer's attorney noted that the Trimbles were not in attendance tonight. Steve Gergley from Harbor Engineering said the screening is not practical considering the design of the development. He also noted that there was a riparian buffer proposed which would have provided screening, but that idea was taken off the table. Mr. Gergley was also asked about diverting the stormwater. He did not think DEP would approve any diversion of stormwater from its natural course.

Mr. Crosswell said at this point, the Board needs to act on the waiver request, act on the plan and establish a dispute process if there is a problem meeting the conditions.

Having considered the evidence presented at the hearing held during the public meeting of the Board of Supervisors on January 19, 2022, the recommendations made by the Township Engineer dated January 11, 2022, the recommendations of the Township Planning Commission made at its meeting on December 22, 2021, and the recommendations of the Township Staff dated February 3, 2022, Tennis moved that the Board of Supervisors grant the requested waiver of Section 285-27.J(3) of the Warwick Township Subdivision and Land Development Ordinance, Improvement of Existing Streets and Intersections, and the requested waiver of Section 270-32.A(1) of the Warwick Township Stormwater Management Ordinance, Volume Controls, (i) subject to compliance with the recommendations of the Township Staff dated February 3, 2022, which are incorporated by reference in this Motion and (ii) subject to Applicant obtaining the written approval of both the Lancaster County Conservation District and the Pennsylvania



Department of Environmental Protection of the stormwater management facilities and system designed for and to be installed as part of the West Woods Drive Subdivision.

Applicant and the Equitable Owner of the Property must approve or reject these conditions in accordance with Section 285-7.D(7)(c) of the Warwick Township Subdivision and Land Development Ordinance and Section 503(9) of the Pennsylvania Municipalities Planning Code. The failure to accept or reject such conditions in the manner and within the time provided by Section 285-7.D(7)(c) of the Warwick Township Subdivision and Land Development Ordinance shall be considered an automatic rescission of the approval of the requested waivers and consequently a disapproval of the Revised Final Plan for the West Woods Drive Subdivision. Motion seconded by Strathmeyer and approved unanimously.

Moved by Strathmeyer, second by Kauffman that the Board of Supervisors grant conditional approval of the West Woods Drive Revised Final Subdivision Plan subject to compliance with the conditions imposed upon the granting of the waiver requests which are incorporated by reference in this Motion and which must be approved or rejected by the Applicant and the Equitable Owner of the Property in accordance with Section 285-7.D(7)(c) of the Warwick Township Subdivision and Land Development Ordinance and Section 503(9) of the Pennsylvania Municipalities Planning Code. The failure to accept or reject such conditions in the manner and within the time provided by Section 285-7.D(7)(c) of the Warwick Township Subdivision and Land Development Ordinance shall be considered an automatic rescission of the approval of the requested waivers and consequently a disapproval of the Revised Final Subdivision Plan for the West Woods Drive Subdivision. Motion approved unanimously.

Kauffman moved that the Chairman or Vice Chairman of the Board of Supervisors be authorized to execute and acknowledge, if necessary, and that the Township Secretary or Assistant Secretary be authorized to attest all necessary and appropriate documents pertaining to the West Woods Drive Revised Final Subdivision Plan upon compliance with all of the conditions of Plan approval and upon such documents being in a form and content acceptable to the Township Staff, the Township Engineer, and the Township Solicitor.

Kauffman further moved that the Chairman or Vice Chairman of the Board of Supervisors or their designees be authorized to execute and acknowledge and that the Township Secretary or Assistant Secretary or their designees be authorized to attest the Plan after the conditions of Plan approval have been satisfied and all other documents are in an acceptable form and content and have been, to the extent applicable, properly recorded.

In the event any dispute or disagreement arises prior to the recording of the West Woods Drive Revised Final Subdivision Plan between the Applicant or the equitable owner of the property, on the one hand, and the Township Staff, the Township Engineer and/or the Township Solicitor, on the other hand, as to the requirements and related documents pertaining to the West Woods Drive Revised Final Subdivision Plan Application, any issue in dispute or disagreement must be submitted to the Board of Supervisors at least seven (7) days before a regularly scheduled meeting of the Board of Supervisors for resolution by the Board of Supervisors. Motion seconded by Tennis and approved unanimously.

LITITZ RESERVE, PHASES 1-7, REDUCTION/RELEASE OF LETTERS OF CREDIT

Moved by Tennis, seconded by Kauffman to release the letters of credit for Phases 1-7 with a retainage of \$37,510.00 for Phase 1. Motion approved unanimously.

ORRSTOWN BANK LETTER OF CREDIT RELEASE

Moved by Kauffman, seconded by Strathmeyer to release the letter of credit for Orrstown Bank. Motion approved unanimously.

CARPENTER ROAD, QUITCLAIM DEED FOR THE CARPENTER ROAD BRIDGE

Mr. Crosswell gave the Board an overview and history of the vacation of Carpenter Road and noted that the Board has already approved the agreement vacating Carpenter Road. Vacating Carpenter Road involved Warwick Township, Ephrata Township, Clay Township, the Weavers from Warwick Township, the Martins from Ephrata Township and the Zimmermans from Clay Township.

He explained the purpose of a quitclaim deed and said the quitclaim deed would be used to turn the bridge over to the Martins from Ephrata Township who would use the bridge to access their fields in Warwick Township. The entities involved in the vacation would sign the quitclaim deed giving up any interest they might have in the bridge. Ownership of the bridge is split between Warwick Township, Ephrata Township and Clay Township. The Martins will also receive a payment of \$16,000.00 from the municipalities for bridge maintenance and inspections. The quitclaim deed will be recorded. Moved by Tennis, seconded by Strathmeyer to sign the quitclaim deed. Motion approved unanimously.

PAYMENT OF BILLS

Moved by Tennis, seconded by Strathmeyer to approve the payment of bills. Motion approved unanimously.

TREASURERS REPORT

Moved by Strathmeyer, seconded by Tennis to approve the Treasurer's Report.

RESOLUTION 02-16-22-01 AND RESOLUTION 02-16-22-02 TO UPDATE BANK SIGNATORIES

Moved by Kauffman, seconded by Strathmeyer to approve Resolution 02-16-22-01 and approve Resolution 02-16-22-01. Motion approved unanimously.

REQUEST BY THE SUNRISE ROTARY FOR THE 18TH ANNUAL BIKE RIDE ON JUNE 4, 2022

Moved by Tennis, seconded by Kauffman to approve the 18th Annual Sunrise Rotary Bike Ride on June 4, 2022. Motion approved unanimously.

THOROUGHBRED TERRACE REQUEST

Moved by Tennis, seconded by Strathmeyer to grant the Thoroughbred Terrace request to designate Edgewood Drive as a one way on March 26, 2022, from 6 a.m. to noon for their annual community yard sale. Motion approved unanimously.

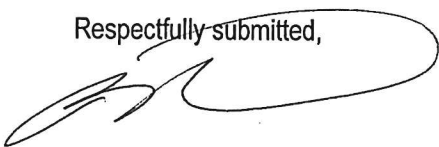
COMMUNICATIONS

The Board discussed the communications.

NEXT MEETING – March 2, 2022, at 7:00 a.m.

ADJOURNMENT – Moved by Strathmeyer, seconded by Tennis, to adjourn the February 16, 2022, Board of Supervisors meeting at 7:45 p.m.

Respectfully submitted,



Brian Harris,
Township Manager

