

**WARWICK TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
Warwick Township Municipal Office**

May 23, 2018

Tom Zug, Chairman, convened the May 23, 2018 meeting of the Warwick Township Planning Commission at 7:00 pm. In attendance were Commissioners Tom Zug, Jane Windlebleck, John Gazsi, and Daniel Garrett. Absent were Commissioners Craig Kimmel, Kenneth Kauffman, Marcello Medini, and Robert Kornman. Also in attendance were Pat Barrett, Assistant Township Manager, Billy Clauser, Township Planner; Alex Piehl from RGS Associates; David Swartley from Moravian Manor; Chuck Haley from ELA Group; and Eli Esh, 945 Disston View Drive, Lititz, PA.

APPROVAL OF MINUTES: With no additions or corrections to the minutes, they stand approved as submitted.

DISCUSS THE MORAVIAN MANOR PHASE II PROJECT, PREPARED BY RGS ASSOCIATES, DATED 4/10/2018: D. Garrett stated he will need to recuse himself from action if any is needed as he is on the Board of Trustees at Moravian Manor. B. Clauser stated that the Planning Commission will not take action on this Plan, since it is a cursory review.

Alex Piehl with RGS Associates along with David Swartley from Moravian Manor were present to give an update on the Warwick Woodlands Project with the Commission. A. Piehl stated 80 of the 85 cottages in Phase I are built in addition to the extension of 6th Street and the extension of General Sutter Avenue. Phase 2a of the project includes 75 cottages, the extension of General Sutter Avenue which will connect to 6th Street. Phase 2b will contain approximately 39,000 square feet of commercial use, a 62 unit age restricted apartment building, and the extension of 6th Street to W. Orange Street. With the extension of 6th Street there will be a new intersection with 6th Street and W. Orange Street and at Woodcrest Avenue and 6th Street there is a proposed roundabout. The HOP design work for Woodcrest Avenue and 6th Street is underway. The time frame for submittal is anticipated to be late summer to early fall and expected approval is by early to mid-spring.

J. Gazsi stated the Commission did not see the roundabout plan and would like to do so.

A. Piehl stated there was a request to put a water easement in to connect Ridgefield Way and General Sutter Avenue so this has been included on the updated plans.

CONSIDER THE ELI ESH LAND DEVELOPMENT PLAN, PREPARED BY TEAM AG, DATED 2/22/2018: Eli Esh presented the plan to the Commission. E. Esh is the owner of Stoneridge Masonry, a masonry and concrete business for dairy farms. The building E. Esh would like to construct would contain his equipment that is used for his business. E. Esh stated there are drains that are going to be placed in the building so when the equipment is washed off the water will go down the drains and be collected in a storage tank. B. Clauser stated there are two different holding tanks, one is for the sewage collection and the other is for the wash water.

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C. Haley stated ELA has reviewed the plan with the latest revisions and the following are still needed from the stormwater management review: 1. An Erosion and Sediment Plan needs to be submitted. 2. The certificates need to be signed and sealed. 3. The improvement guarantee. 4. The escrow for inspections. 5. The stormwater management agreement.

From the general side the following are needed: 1. The 25' additional future right-of-way agreement. 2. The holding tank agreement.

C. Haley stated all the comments have been addressed from the ELA Letter dated April 27, 2018 and a letter was submitted to Dan Zimmerman in draft form to this effect.

On a motion by J. Gazsi. Seconded by J. Windlebleck, the Commission unanimously gave conditional approval of the Eli Esh Stormwater Management Plan.

ADJOURNMENT: With no other business to come before the Commission, the meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Billy Clauser
Township Planner