

Warwick Township Board of Supervisors

Minutes

April 4, 2023

Chairman Cameron called the Regular Meeting of the Board of Supervisors to order at 7:00 pm at the Township Municipal Building. Supervisors Sydlosky and Brand, and Mr. Boulanger were present. Solicitor Crotty was absent. Mrs. Cameron announced that Special Meeting was held on March 16, 2023 and made a motion to approve the Special Meeting minutes from March 16, 2023. Mr. Brand second; three ayes. Mrs. Cameron made a motion to approve the Regular Meeting minutes from March 7, 2023; Mr. Sydlosky second; all ayes. Mrs. Cameron made a motion to approve the Treasurer's Report of the General, Open Space, State and ARP Funds as submitted; Mr. Sydlosky second; three ayes.

Citizens Request / Comments:

There were no public requests or comments.

Zoning Officer:

Mr. Boulanger reported that May 3, 2023 is the date set for the Dreamwood Farm LLC v Warwick Township hearing. Six Building permits were issued and zero Certificates of Occupancy.

Mr. Jason Swinehart asked why ruts were in the adjacent parking lot from a crane working on Township property. He was told the Township has reached out to the company and all parties are aware.

At 7:40, Zoning issues were discussed for Granite Valley Properties LLC, owned by Ray and Barry Bentley, located at 416 Trythall Road. Mr. Jason Swinehart is representing the Bentleys to explain the intentions of the property. It was purchased by the Bentleys' for Mr. Parke Bishop to work on their private vehicles. A 40'x 80' metal structure that was erected in 1987 still exists but is in disrepair and the property is overgrown. To clean up the exterior, mud and moss were scraped off an existing driveway and new stone was laid. A drain pipe was installed to help water control, dead trees were cleaned up, and a leaking roof was replaced. Junk cars, tires and miscellaneous items were cleared from the property. A new electric meter was installed and a well is in the process of being dug as well as a holding tank for a toilet, sink, and small shower. They would like to proceed with interior renovations and would like to know exactly what is necessary for this process.

Mrs. Cameron explained that the property is located in an Industrial Zone so Residential Zoning guidelines do not apply for this property.

Mr. Boulanger concurred that the property has always been zoned Industrial and therefore cannot follow Residential Zoning criteria. He explains that to obtain approval to move forward, a Conditional Use Hearing is the preferred avenue by submitting building permits with stamped engineered drawings that are required in Non-Residential Zoning areas. Mr. Bentley asked why

ADA requirements are necessary when the use is private and no business will be conducted in the space and Mr. Boulanger explains that the Zoning District dictates this requirement. Mr. Bishop questioned why it has taken so long to arrive to this point and he explains to Mr. Bishop that his communication regarding this property began on January 3 and followed up with an email on January 12 to discuss the process moving forward.

Mrs. Cameron made a motion to hold a Conditional Use Hearing on May 2, 2023 at 6:30. Mr. Sydlosky second; all ayes. Granite Valley will submit for permits with signed drawings and plans and will submit the well and septic permits with the O&M Agreement.

Road Report:

All Road Reports are available at each meeting on the table for the public to read in detail.

2023 Road Improvement Bids were opened at 7:30 pm. Bids were received from:

<u>Asphalt Industries-</u>	169 Township Line Road, Chester PA 19013 \$111,083.76
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<u>Martin Paving Inc. -</u>	531 East 28th Division Highway, Lititz, PA 17543 \$114,929.77
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<u>Asphalt Maintenance Solutions-</u>	PO Box 387, Center Valley, PA 18034 \$120,188.00
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Mrs. Cameron made a motion to accept the bid proposal from Asphalt Industries for a total of \$111,083.76 pending review by Solicitor Crotty. The bid includes a double application of oil and chip of 30,047 square yards on Trythall Road, Laurel Road, Grays Lane including the cul-de-sac, and Mauger Road. Mr. Sydlosky second; all ayes.

Low hanging limbs, vines and downed trees were removed from Mt. Pleasant, Rock Run and Northside Roads and from under the Trythall Road Bridge. Catch basins and drainage pipes were checked and cleared of debris. Mowing was done on Mt. Pleasant Road above the French Creek Bridge along with a high cut back and bank clearing; portions of Hill Road were mowed. Ditching was done on Old Ridge and Mt. Pleasant Roads with several loads of dirt and debris removed; more work needs to be done.

All vehicles and equipment were maintained through fluid checks, test drives, and cleaning, both inside and out. The 2020 Chevy passed inspection. The Case “Big Red” tractor was sold and the batteries and radio were removed and installed in the new tractor “Big Blue”. The John Deere tractor was greased and several blades were replaced.

All Roads are checked on a daily basis for debris and a fallen sign from strong winds was reinstalled on James Mill Road. Mauger Road was cleared of debris on the shoulder and pot

holes were repaired on dirt Mt. Pleasant Road. The catch basin lid was replaced on Old Ridge Road after being knocked into the basin.

48 tons of salt and 14 tons of antiskid were delivered and all snow stakes were removed. Nearly 100 dead trees were removed from Township property along Route 23 and string trimming was done on the upper and lower sides of the Wall.

Two 20 foot high density pipes and 13 tons of modified stone were picked up for a future project on Trythall Road to replace a drainage pipe prior to oil and chip in the summer.

Resident, Mr. Jason Griggs of 1097 Mount Pleasant Road, commends Road Crew on road maintenance and suggests a Township assessment of trees in the right of way to determine fall risks at the expense of the Township. Mr. Sydlosky suggests the Road Crew start to look for dead trees while doing their road checks each week. Mr. Brand questions whether the Township could be held liable and will ask the Solicitor at our next meeting; Mrs. Cameron tabled the discussion for a future meeting. Mr. Merrill Walters commented on tree removal by Asplundh.

As the speed signs will be coming out for Township roads shortly, Mrs. Cameron made a motion for the purchase of two new speed signs from Elan City for \$6514.00. Mr. Sydlosky second; all ayes. She would like to seek clarification to use the new signs on State roads if amber lighting is used.

Planning Commission:

At the March 15, 2023 meeting of the Commission, no revised plans were submitted for review.

Historical Commission:

Resident, Mr. Rick Oswald of 151 Hopewell Road, presented plans for renovation to his Class 2 structure by proposing renovating a prior addition in 1990 to raise the roofline to add more space and to change the front porch design. The Commission explained that any additions and renovations need to be smaller than the original part of the home to maintain the historical integrity. The Commission suggested a roof offset and reducing the size of the suggested dormers with pitched tops and removing a proposed shed dormer. Vinyl windows will be used in the new addition and wood windows in the main house. Hand crimped standing seam metal roofing options were discussed in black, red, and green colors. Siding colors of earthy tones in gray or brown could blend the new work with the historical barn on the property. A melody between the roof and the siding should be created. Mr. Oswald will return to the Commission after taking the suggestions under advisement.

Bridge 199 on Iron Bridge Road was repaired due to a previous accident.

HARB:

On March 20, 2023 the HARB met with Ms. Jenna Bless from Excursion Ciders to review plans for a new sign at 3361 St. Peters Road, St. Peters PA in the National Registered District. The sign will change from an ice cream cone to a brown and tan colored background with the name

“The Snug” lettering and includes the Excursion Ciders logo. The Board recommended approval for this application.

The Board also met with Kimberly and Violet Minor from Violet’s Flowers and Vintage Boutique at 3420 St. Peters Road, St. Peters, PA in the National Registered District. The review was for a paint color change on the exterior of the building and the installation of a new sign bearing the name of the new business. The colors used will be Simply Purple for the body of the building, Rollick for the door, and Deep Atlantic for the trim. The Board recommended approval for this application.

Mrs. Cameron made a motion to approve the HARB recommendation for Excursion Ciders; Mr. Sydlosky second; all ayes.

Mrs. Cameron made a motion to approve the HARB recommendation for Violet’s Flowers and Vintage Boutique; Mr. Brand second; all ayes.

Correspondence

Elverson/Honeybrook EMS:

Reported 12 calls to the Township for the month of March. A community open house will be held on June 24, 2023 from 10-2 at EHBEMS Station 89 in Elverson, PA.

PA State Police:

Reported 47 calls to the Township in March.

Ridge Fire Company:

Reported zero calls to the Township in the month of March.

Ridge Fire Police:

Reported one call to the Township in March.

TVFD:

Reported 43 calls to the Township in March including a large brush fire on Township property along Route 23.

St. Peters/Black Granite Village:

PHASE I Approved, Final approved with conditions. Conditions not met; no one was present.

St. Peters Train Station Land Development:

Approved with conditions; conditions not met. No one was present.

Iron Ridge:

Waiting for DEP approval. No one was present.

545 Rock Run Road:

Extended until 12/31/2024; Mrs. Cameron made a motion to accept the extension; Mr. Sydlosky second; all ayes. No revised plans submitted.

Winters:

Extended until June 30, 2023. No revised plans were submitted; no one present.

Warwick Knoll:

Stormwater letter sent, no response.

New Business

Valore LLC: Ms. Sheri Weber presented plans to install a cell tower on the Township “school property” but in a different location approximately 50’ apart from what has been previously approved. Solicitor Crotty will need to review to determine if this feasible and if RF plots are needed. She asks if the Board would be interested in allowing for higher than a 150’ pole. Mrs. Cameron states that she would need to go for a variance for this.

GeoPlan: The computer software to maintain property files is antiquated and needs replaced. The new version can be converted and is approved by the Board. Mrs. Cameron made a motion to purchase the GeoPlan system based on Exhibit B for the cost of \$10,680.00 with an annual license renewal fee of \$500.00. Mr. Brand second; all ayes.

Stonewall Links Operation and Maintenance Agreement: Mrs. Cameron made a motion to approve the agreement between Stonewall Links Golf Course and the Township; Mr. Sydlosky second; all ayes.

H&L Landscaping: The Board reviewed the estimate for the 2023 grass cutting season at the Township Building and the Cemetery for the amount of \$2170.00. Mr. Brand suggests getting more estimates next season. Mrs. Cameron made a motion to accept the proposal from H&L Landscaping LLC for \$2170.00; Mr. Brand second; all ayes.

Natural Lands Trust: The Natural Lands Trust sent a letter of thanks to the Township for its \$52,500 grant to support the Brown-Shire Easement. A letter was also received notifying the Township of a prescribed burn of meadows at Crow’s Nest this spring.

Mr. Merrill Walters speaks on recommendations after the audit of the 2022 fiscal year. He recommends the Open Space CD be moved from the General Fund to the Open Space Fund.