

GREENWICH TOWNSHIP,
BERKS COUNTY, PENNSYLVANIA

ORDINANCE NO. 2023-01

AN ORDINANCE OF GREENWICH TOWNSHIP, BERKS COUNTY, PENNSYLVANIA AMENDING SECTION 515 OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE NO. 1996-1, AS AMENDED, TO: MANDATE AT LEAST ONE ALTERNATE MEANS OF INGRESS AND EGRESS FOR USE BY EMERGENCY VEHICLES FOR LAND DEVELOPMENT CONSISTING OF A NON-RESIDENTIAL BUILDING OR BUILDINGS CONTAINING A COLLECTIVE TOTAL GROSS BUILDING AREA THAT EXCEEDS 20,000 SQUARE FEET, OR A MULTI-FAMILY BUILDING OR BUILDINGS CONTAINING A COLLECTIVE TOTAL OF 25 OR MORE DWELLING UNITS, AND/OR 10 OR MORE SINGLE-FAMILY OR TWO-FAMILY DWELLING UNITS; PROVIDE THAT ANY OTHER LAND DEVELOPMENT OR SUBDIVISION NOT MEETING THE ABOVE THRESHOLDS MAY BE REQUIRED TO PROVIDE AT LEAST ONE ALTERNATE MEANS OF INGRESS AND EGRESS FOR USE BY EMERGENCY VEHICLES ONLY; AND SET FORTH MINIMUM SPECIFICATIONS AND STANDARDS THAT ALL ALTERNATE MEANS OF INGRESS AND EGRESS FOR USE BY EMERGENCY VEHICLES ONLY MUST MEET, INCLUDING A CAPABILITY OF HOLDING AT LEAST 75,000 POUNDS, A WIDTH OF AT LEAST 24 FEET, A GRADE NOT TO EXCEED 10%, A 96 FOOT CUL-DE-SAC TURNAROUND WHEN SUCH ALTERNATE ACCESS EXCEEDS 150 FEET IN LENGTH, A PROHIBITION ON SUCH ALTERNATE ACCESS EXCEEDING 500 FEET IN LENGTH, A REQUIREMENT TO PLACE NO PARKING SIGNAGE IN BOTH DIRECTIONS OF THE ALTERNATE ACCESS, AND A PERMISSION TO GATE SUCH ALTERNATE ACCESS WHEN APPROVED BY THE TOWNSHIP'S DIRECTOR OF EMERGENCY SERVICES.

WHEREAS, Greenwich Township, Berks County, Pennsylvania ("Township") is a municipal corporation and second class township operating pursuant to the Second Class Township Code ("Code"), 53 P.S. 65101, *et seq.*, and the Municipalities Planning Code ("MPC"), 53 P.S. 10101, *et seq.*;

WHEREAS, the Township is experiencing residential, commercial and industrial land development given that Interstate 78 bisects the jurisdiction;

WHEREAS, the uses as a result of the land development pose a going fire hazard that jeopardize the health, safety, and welfare of the Township's residents;

WHEREAS, the Township's fire protection and prevention services are limited as it does not have a public or voluntary fire company within its jurisdiction;

WHEREAS, the Township is hereby amending Section 515 of its Subdivision and Land Development Ordinance No. 1996-1, as amended ("SALDO") to mandate that certain land development with uses that pose a significant, going fire hazard (collectively, the "Land Development Projects") provide at least one alternate means of ingress and egress for use by emergency vehicles only in the event of a fire or other emergency ("Emergency Access");

WHEREAS, those Land Development Projects subject to the mandate include a non-residential building or buildings containing a collective total gross building area that exceeds twenty thousand (20,000) square feet, a multi-family building or buildings containing a collective total of twenty-five (25) or more dwelling units, as well as ten (10) or more single-family or two-family dwelling unit(s);

WHEREAS, for the same aforementioned purposes, the Township is also hereby amending Section 515 of the SALDO to specify minimum standards that the Emergency Access must meet when any subdivision or land development is mandated to provide the same;

WHEREAS, the Township is empowered to amend its SALDO under the MPC to ensure that streets in and bordering a subdivision or land development shall be of such widths, grades, and locations to facilitate fire protection.

NOW THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Greenwich Township, Berks County, Pennsylvania as follows:

SECTION 1. Section 515, "Emergency Access," of Article V, "Design Standards," of the Subdivision and Land Development Ordinance No. 1996-1, as amended, of Greenwich, Township, Berks County, Pennsylvania is hereby amended as follows:

SECTION 515 EMERGENCY ACCESS

A. The following land development shall have at least one alternate means of ingress and egress meeting the specifications of subsection (C.) below for use by emergency vehicles only:

1. A non-residential Building or Buildings containing a collective total gross building area that exceeds twenty thousand (20,000) square feet;
2. A Multi-Family Building or Buildings containing a collective total of twenty-five (25) or more dwelling units; and
3. Ten (10) or more single-family or two-family dwelling unit(s).

B. Any other land development or subdivision not subject to subsection (A.) above may be required to have at least one alternate means of ingress and egress meeting the specifications of subsection (C.) below for use by emergency vehicles only.

C. The alternate means of ingress and egress shall meet the following minimum specifications:

1. The alternate means of ingress and egress shall be asphalt, concrete, or other approved, drivable surface capable of supporting fire apparatus weighing at least seventy-five thousand (75,000) pounds;
2. The alternate means of ingress and egress shall be at least twenty-four (24) feet wide;
3. The alternate means of ingress and egress shall not exceed a ten percent (10%) grade;
4. The alternate means of ingress and egress in excess of one hundred fifty (150) feet in length shall have a ninety-six (96) foot cul-de-sac; although, in no case can the alternate means of ingress and egress exceed five hundred (500) feet in length;
5. The alternate means of ingress and egress shall have at least one (1) "No Parking" sign in each direction that is twelve (12) inches wide by eighteen (18) inches long with red letters on a white reflective background; and
6. The alternate means of ingress and egress with a gate shall be approved by the Director of Emergency Services for the Township, and must be swinging or sliding laterally with an opening of at least twenty-four (24) feet, capable of being operated by one (1) individual, maintained in operable condition at all times, and able to be opened by emergency services personnel through a Knox-style key.

SECTION 2. Any ordinance or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed insofar as they are inconsistent with the provisions herein.

SECTION 3. If any article, section, subsection, provision, regulation, limitation, restriction, sentence, clause, phrase or word in this Ordinance, is, for any reason declared to be illegal, unconstitutional or invalid by any Court of competent jurisdiction, such decision shall not affect or impair the validity of this ordinance as a whole, or any other article, section, subsection, provision, regulation, limitation, restriction, sentence, clause, phrase, word or remaining portion of the within Ordinance. The Board of Supervisors of Greenwich Township, Berks County, Pennsylvania, hereby declares that it would have adopted the within Ordinance and each article, section, subsection, provision, regulation, limitation, restriction, sentence, clause, phrase and word thereof, without the limitation, restriction, sentence, clause, phrase or word declared illegal, unconstitutional or invalid.


SECTION 4. This Ordinance shall become effective at the earliest date permitted by law.

DULY ENACTED AND ORDAINED as an Ordinance of Greenwich Township, Berks County, Pennsylvania on this 11th day of September, 2023.

GREENWICH TOWNSHIP,
BERKS COUNTY, PENNSYLVANIA
BOARD OF SUPERVISORS



Dean Spohn, Chairman



Victor Berger, Vice Chairman




Steven Diehl

Attest: Diane Hollenbach
Diane Hollenbach, Secretary

MUNICIPAL CERTIFICATION

I, Diane Hollenbach, Township Administrator, certify that this is a true and correct copy of the Ordinance enacted by the Board of Supervisors of Greenwich Township, Berks County, Pennsylvania on September 11, 2023.



Diane Hollenbach, Administrator