

Greenwich Township Planning Commission Meeting  
Monday, January 15, 2024

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE:** Chairman Michael Stevens called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Michael Stevens, Ken Sanner, Richard Wood. Professionals present: Solicitor Colin Macfarlane, Engineer: Jessica Adams, Administrator, Diane Hollenbach.

**ANNOUNCEMENTS:** Chairman Stevens informed the audience to state their name and address if addressing the Commission. This meeting will be recorded for the accuracy of the minutes and deleted. Before speaking please be aware that attending visitors may also be recording the meeting without your knowledge.

**REORGANIZATION OF THE PLANNING COMMISSION:**

Mr. Stevens turned the meeting over to Mr. Macfarlane for nomination of officers.

A motion made by Mr. Sanner, seconded by Mr. Wood, to nominate and appoint Michael Stevens as Chairman. All members voted in favor. Motion carried.

A motion made by Mr. Wood, seconded by Mr. Sanner, to nominate and appoint Kerry Berger as Vice Chairman. All members voted in favor. Motion carried.

A motion was made by Mr. Wood, seconded by Mr. Stevens, to nominate and appoint Ken Sanner as Secretary. All members voted in favor. Motion carried.

The meeting was turned over to the Chairman.

**APPROVAL OF THE MINUTES:**

A motion made by Mr. Sanner, seconded by Mr. Wood, to approve the minutes of the November 20, 2023 Planning Commission Meeting. All members voted in favor. Motion carried.

**HEARING OF THE VISITORS:**

Richard and Millie Hayes questioned if they could do a natural subdivision using Route 143 as the dividing line. Their property is in two different zoning districts and the undeveloped portion has an existing driveway. Their questions were:

1. Does the property need to be subdivided? Mr. Macfarlane stated there is no such thing as a natural subdivision and the Greenwich Township ordinances allow only one use per lot, so the property does need to go through subdivision.
2. What is the minimum number of items that need to be addressed? Mrs. Adams stated that the property must meet the zoning ordinance and the subdivision ordinance. A professional engineer or surveyor needs to be hired to prepare a plan. The Township Sewage Enforcement Officer should be contacted for sewage testing.
3. There is another parcel. How can this be incorporated into one of the lots? Mrs. Adams stated that the plan would then need to be a subdivision and annexation plan in order to incorporate an additional parcel.
4. What is an EDU? Mr. Macfarlane stated that this only applies to public sewer which is not available for this property. Again Mr. Macfarlane advised that a subdivision plan is needed.

**SUBDIVISION AND LAND DEVELOPMENT STATUS:**

**Zerfass Sketch Plan** – No action taken.

Mrs. Adams highlighted outstanding issues from her January 9, 2024 review letter. The plan adjusts a lot line between two lots under the same ownership in order to build a pavilion. A zoning hearing has been scheduled for January 29, 2024 on a request for a variance to the side yard setback of an existing basketball court built without permits. A backup septic system location has not been found for Lot 1, and the township SEO should determine if this is needed. A separate letter was issued for the stormwater management review. Mr. Grybosky asked for conditional plan approval for the lot line adjustment. Upon the advice of the attorney, the Commission deferred a decision until after the zoning hearing occurred since the plan review period did not expire until March.

**Greenwich Commons/Dollar General Final Plan** – Recommendation for approval

Robert McCollum of PTV updated the Commission on the project. Planning Module approval has been received. Penn DOT is on their third review and reviewing the access as the future extension of Long Lane. Mr. Macfarlane discussed authorizing the release and recording of the Greenwich Commons Subdivision Plan first which allows the Dollar General to be the only party on the Improvements Agreement and Storm Water Agreement. Dollar General is providing an escrow for Long Lane realignment. Mr. Stevens questioned what happens to the portion of Long Lane that will eventually be abandoned. Mr. Macfarlane stated that the Township will receive a Deed of Dedication for the entire realignment but will not accept dedication until Lot two is developed and the roadway is constructed in its entirety. Then the existing roadway will be vacated and most times, the land is split between the property owners that adjoin it. Mr. Stevens confirmed that the two lots along Old Route 22 were not building lots. The plan notes that they are not to be built upon. They are for the septic systems of Lots 1 and 2 because it is the only place the septic testing passed.

A motion was made by Mr. Sanner, seconded by Mr. Wood, to recommend that the Greenwich Township Board of Supervisors grant conditional plan approval to the Greenwich Commons Final Subdivision Plan contingent upon satisfaction of the LTL Consultants, Ltd. January 12, 2024 review letter, which is incorporated by reference, and the developer adding note 6 to page 1 of the plan stating that the northern side of the residue above Old 22 shall have a residential use and the southern side of the residue below Old 22 shall have a commercial use. All voted in favor. Motion carried.

A motion was made by Mr. Wood, seconded by Mr. Sanner, to recommend that the Greenwich Township Board of Supervisors grant conditional plan approval to the Dollar General Final Land Development Plan contingent upon satisfaction of the LTL Consultants, Ltd. January 12, 2024 review letter, which is incorporated by reference. All voted in favor. Motion carried.

**Crossroads X2 Final Plans**– Recommendation for approval

Mr. Suhr of Stevens and Lee updated the Commission on the plan. He has been working on the draft Improvements Agreement and Storm Water Operation and Maintenance Agreement with Mr. Macfarlane. The developer has no issues with the January 12, 2024 review letter. Outside agency approvals have been received except for the sewage planning module which is expected January 24<sup>th</sup>. Mrs. Adams suggested that a landscape maintenance agreement be put in place for replacement of trees that fail on the berm as there is still concern that the retaining wall will inhibit tree growth. Mr. Macfarlane stated that the Improvements Agreement will include escrow provisions for landscaping and the recorded plan will require the landscaping be maintained as recorded on the plan. Mr. Macfarlane stated that the developer has agreed to the majority of the items in the fire safety review from 2019. The dry hydrant will not be installed but there is a 250,000-gallon water tank for the sprinkler system. The fire safety items will be enforced at the building permit stage and are not added to the land development plan.

Mr. Wood asked if there was sufficient water on the site in case of fire. The water tank is designed for one hour of fire suppression per the fire code. It is an early suppression/fast response system that allows

building occupants to vacate the building during a fire. There is also an egress plan. Travel distances are mapped, and paths identified for egress. Mr. Wood asked about the drawdown and replenishment of the wells. The PA DEP permits the wells and multiple draw down tests have been completed. It will take 24 to 48 hours to fill the water tank if emptied for a fire. The well water will need to be treated before going into the domestic system. Mr. Sanner asked about the escrow. Mrs. Adams is reviewing the cost estimate. Mr. Vozar will likely post a letter of credit. Mr. Wood asked about noise and asked if the developer knew what the noise level was now at the site. Mr. Meyers stated that the testing of the generator would be the loudest activity on the site. Mr. Vozar indicated that he did not plan on retaining ownership of the site. Mr. Macfarlane added that the township will enforce the truck idling based on complaints. Mr. Stevens suggested the township have an industrial hygienist available to respond to complaints. Mr. Wood questioned what happens if there is trash blowing around the site. Mr. Macfarlane stated that there are regulations to deal with nuisance issues like trash.

A motion was made by Mr. Wood, seconded by Mr. Sanner, to recommend that the Greenwich Township Board of Supervisors grant approval to the Crossroad X2 Final Land Development Plan conditioned upon the satisfaction of the LTL Consultants, Ltd January 12, 2024 review letter, which is incorporated by reference. All voted in favor. Motion carried.

## **BUSINESS**

### **Approval of the 2023 Planning Commission Annual Report**

A motion was made by Mr. Wood, seconded by Mr. Sanner, to authorize the Chairman to sign the 2023 Annual Report and have the secretary send it to the Board of Supervisors. All voted in favor. Motion carried.

## **ADJOURNMENT:**

A motion was made by Mr. Sanner to adjourn the meeting at 8:38pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach  
Administrator/Secretary/Treasurer