

Greenwich Township Planning Commission Meeting
Monday, May 15, 2023

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, Scott Anders, Richard Wood. Professionals present: Jessica Adams from LTL Consultants, Colin Macfarlane from Kozloff Stoudt P.C. and Administrator, Diane Hollenbach.

Guest: Andrew Dietrich, Fred Germann, Ashley Hetrick of Larson Design Group, Rob Hain of Berks Surveying, Marco Folino.

ANNOUNCEMENTS: Chairman Stevens asked 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.

APPROVAL OF THE MINUTES:

A motion was made by Mr. Sanner, seconded by Mr. Wood, to approve the minutes of the April 17, 2023 Planning Commission Meeting with the following amendment to page 2, paragraph 4 curb, and sidewalk on the development side of the realigned Long Lane. All members voted in favor. Motion carried.

HEARING OF THE VISITORS:

Fred Germann of 1273 Krumsville Road informed the Commission about infiltration rates and base runoff from the 1978 Water Resources Report 44 Geology and Ground Water Resources for Northern Berks County. Infiltration in this area can't replenish the water table and the engineers need to come up with another method for handling surface runoff. He also spoke on the Supervisors challenging the current methodology for designing infiltration basins.

SUBDIVISION AND LAND DEVELOPMENT STATUS:

Subdivision and Land Development Status Report- The review period for the Dollar General Land Development Plan expires before the next Planning Commission meeting. A time extension will be needed if no action is taken on the plan.

A motion was made by Mr. Wood, seconded by Mr. Anders, to accept the Folino Estates Final Land Development Plan for review. All members voted in favor. Motion carried.

Dollar General Preliminary Land Development Plan –Ashley Hetrick of Larson Design, for the Dollar General Land Development Plan stated that the curb will be put in for storm water purposes along Lot 1 and the sidewalk area will be reserved on the plan. A waiver is requested to defer installation of the sidewalk. Jessica Adams of LTL Engineering stated that there are no design comments. All comments are administrative in nature and will be handled at the final plan stage. The status of the Sewage Planning Modules was discussed and Ms. Hetrick stated they were working through the process. Mr. Macfarlane stated that Greenwich Township's policy was to not allow construction of a project until the final plan was recorded. Ms. Hetrick agreed that the developer would abide by that policy.

A motion was made by Mr. Sanner, seconded by Mr. Anders, to recommend the Greenwich Township Board of Supervisors grant a waiver for the Dollar General Land Development Plan to Section 502.6.B2 of the

Greenwich Township Planning Commission Meeting
Monday, May 15, 2023

Subdivision and Land Development Ordinance - 300 foot minimum centerline radius for horizontal curves of a collector street. All members voted in favor. Motion carried.

A motion was made by Mr. Wood, seconded by Mr. Sanner, to recommend the Greenwich Township Board of Supervisors grant a waiver for the Dollar General Land Development Plan to Section 502.6.C of the Subdivision and Land Development Ordinance – a straight section, at least 100 feet in length, shall be provided between horizontal curves on all collector streets. All members voted in favor. Motion carried.

A motion was made by Mr. Anders, seconded by Mr. Wood, to recommend the Greenwich Township Board of Supervisors grant a waiver for the Dollar General Land Development Plan to Section 502.7.B of the Subdivision and Land Development Ordinance – all changes in street grade exceeding 1%, a vertical curve of at least 300' shall be provided to permit minimum sight distances. All members voted in favor. Motion carried.

A motion was made by Mr. Sanner, seconded by Mr. Anders, to recommend the Greenwich Township Board of Supervisors grant a waiver for the Dollar General Land Development Plan to Section 515 of the Subdivision and Land Development Ordinance – Township may require emergency access for land development projects. All members voted in favor. Motion carried.

Since the engineer stated previously that curb would be installed for storm water purposes a motion was made by Mr. Wood, seconded by Mr. Sanner, to recommend the Greenwich Township Board of Supervisors deny a waiver for the Dollar General Land Development Plan to Section 602.3 of the Subdivision and Land Development Ordinance – curbs shall be installed along both sides of the street. All members voted in favor. Motion carried.

A motion was made by Mr. Wood, seconded by Mr. Anders, to recommend the Greenwich Township Board of Supervisors deny a waiver for the Dollar General Land Development Plan to Section 602.4 of the Subdivision and Land Development Ordinance – sidewalks shall be installed along both sides of the street. All members voted in favor. Motion carried. The Commission was in favor of deferring sidewalk installation from the driveway of Lot 1 to the property line of lot 2 until the time that Lot 2 was developed.

A motion was made by Mr. Sanner, seconded by Mr. Wood, to recommend the Greenwich Township Board of Supervisors grant approval to the Dollar General Preliminary Land Development Plan conditioned upon completion of the items outlined in LTL Consultants May 11, 2023 review letter, which is incorporated by reference. All members voted in favor. Motion carried.

Folino Estates East Side Land Development Plan – Rob Hain of Berks Surveying stated that the NPDES permit was submitted and he is working through the technical review comments. Jessica Adams of LTL Engineering stated that there are no design comments. All comments are administrative in nature such as preparation of agreements and submittal of financial security. Mr. Macfarlane stated that the Supervisors' policy is to take action on a final plan once all conditions are met.

A motion was made by Mr. Anders, seconded by Mr. Wood, to recommend the Greenwich Township Board of Supervisors grant approval to the Folino Estates East Side Land Development Plan conditioned upon completion of the items outlined in LTL Consultants May 10, 2023 review letter, which is incorporated by reference. All members voted in favor. Motion carried.

Greenwich Township Planning Commission Meeting
Monday, May 15, 2023

NEW BUSINESS

Draft Subdivision & Land Development Ordinance – Appendix D of the International Fire Code of 2021

Mr. Macfarlane explained that the ordinance pertains to secondary fire access and hydrants. The Board of Supervisors is considering adopting the ordinance with changes to the thresholds for when to require two fire apparatus access roads for commercial and industrial development reducing 62,000 square feet to 20,000 square feet, for multiple family residential reducing 100 dwelling units to 25 dwelling units and for one or two family residential developments reducing 30 dwelling units to 10 dwelling units. Mr. Stevens asked how this would impact agricultural properties. Mr. Macfarlane stated that Ag is exempt. Mr. Stevens asked if this ordinance exists in similar municipalities. Mr. Macfarlane stated that it does not in the manner Greenwich Township is amending the fire code. Mr. Wood asked who arrived at the new numbers. Mr. Macfarlane stated that the Zoning Officer had. Mr. Stevens discussed the importance of having a fire department into the township. Interstate 78 puts a burden on the volunteer fire departments. He felt there should be Federal and State money to build a fire station and state police substation in the township.

Motion made by Mr. Wood, seconded by Mr. Sanner, to recommend the enactment of the ordinance amending the Subdivision and Land Development Ordinance of Greenwich Township mandating land development plans that are subject to Appendix D as amended undergo review by the building code official to ensure compliance. All members voted in favor. Motion carried.

Scoping Meeting Application for GIC Lehigh Valley – the Planning Commission was provided with the GIC Lehigh Valley scoping meeting application and Township Traffic Engineer letter. There were no changes or recommendations made. Mr. Germann commented on engineering work being outsourced to India and Low Hill Township looking at green roofs.

ADJOURNMENT: Motion made by Mr. Wood, seconded by Mr. Sanner, to adjourn the meeting at 8:21 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach, Administrator/Secretary/Treasurer