

Greenwich Township Planning Commission Meeting  
Monday, September 16, 2024

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE:** Chairman Michael Stevens called the September 16, 2024 Planning Commission meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Michael Stevens, Ken Sanner, Richard Wood, David Rydzewski. Professionals present: Solicitor Colin Macfarlane, Engineer: Michael Bingham, Administrator, Diane Hollenbach.

**GUESTS:** Marc and Dodie Sable, Andrew Dietrich, Fred Germann Brian Kobularcik, Jeremy Bittinger, Charlie Courtney

**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 the public's knowledge.

**APPROVAL OF THE MINUTES:**

A motion made by Mr. Rydzewski, seconded by Mr. Sanner, to approve the minutes of the August 19, 2024 Planning Commission meeting. All members voted in favor. Motion carried.

**HEARING OF THE VISITORS:**

Dodie Sable, 593 Old Route 22 asked to defer her questions and comments until after the plan review.

Fred Germann, 1273 Krumsville Road discussed using the 95<sup>th</sup> percentile for traffic studies. He spoke about developments in the 1990s and the Chick Fillet in Lehigh County as examples of traffic studies that were inaccurate. He suggested that the township ask the developer to use the 95<sup>th</sup> percentile instead of an average for their traffic study calculations. Mr. Bingham stated the township cannot ask the developer to do more than the adopted Penn DOT regulations. Mr. Stevens asked what happens if there are problems with traffic after the project is completed. Charlie Courtney, lawyer for the developer, explained that with the Penn DOT HOP there is also a trip budget. If the prospective tenant exceeds the established trip budget, Penn DOT would re-evaluate the area.

**SUBDIVISION AND LAND DEVELOPMENT STATUS:**

**GLC Lehigh Valley Preliminary Plan** – The September 11, 2024 Systems Design Engineering Inc. review letter was received and reviewed. Information on the on lot septic system is needed. Outside permitting has not been received. A letter from the fire chief was distributed. The emergency access issue was discussed. Penn DOT is only allowing two access points on Old Route 22. Brian Kobularcik presented three emergency access options. Option #1 was a thirty-foot-wide lane with a six-foot-wide island and then a twenty-four-foot-wide emergency access with gates at both ends. Option #2 was a boulevard with one way in and one way out. Each side was twenty-six feet wide. One lane could be closed for emergency access during an emergency. Option #3 was an access easement through the township property. Mr. Kobularcik proposed a cross-access easement which would give the township emergency access through the warehouse property if it was needed. Maintenance of the access would be the developer's responsibility. Parking along the side of the building could not be in the access, and Mr. Wood was concerned about the times that the township building was being used that the emergency access could be blocked by parked cars.

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A study was done on the culvert since concerns were raised about it washing out. The drainage area is a quarter mile from Route 737. Assuming the area was paved at 60%, the new culvert is capable of passing the 1000-year storm which would be twelve and a half inches of rain in twenty-four hours.

Marc Sable, 593 Old Route 22 expressed concern that normal traffic and emergency responders should not share the same road because an emergency at one warehouse would not stop the other warehouse from continuing to operate. He felt each warehouse should have a dedicated emergency access separate from their regular access.

Dodie Sable, 593 Old Route 22 on behalf of the Krumsville Community Coalition stated their attorney and engineer reviewed last month's letter, questions and answers. The Coalition wants the warehouses to be safe and built in accordance with the Greenwich Township Ordinances. Three lots are being combined and subdivided into two lots, each of which will hold a warehouse. Mrs. Sable stated both warehouses need a separate land development plan, and each requires a main and an emergency access. Mr. Macfarlane commented that Section 515 does not say the emergency access needs to be separate and exclusive for that purpose. Mrs. Sable continued the township has denied shared driveways in the past and gave the example of the Edwards on Wiltrout Road. Mr. Macfarlane stated that the Edwards denial was based upon a thirty-year-old plan note. Mrs. Sable stated that the original scoping application to Penn DOT showed only one warehouse. If Penn DOT is unwilling to give additional access to a second warehouse, then the developer could remove one warehouse or shrink the size of the second warehouse to not need an emergency access and thus comply with the ordinance. Mr. Macfarlane stated that the ordinance is not exclusive, and a shared driveway is allowed and happens all the time in commercial developments. Mrs. Sable countered that the township has held JVI, the RV storage facility, Dollar General and Walnut Grove to a consistent standard for requiring a separate emergency access. The Coalition does not feel it is safe to grant waivers to the emergency access. Mr. Macfarlane pointed out that Dollar General realigned Long Lane in lieu of a second emergency access. Last, Mrs. Sable stated that JVI was required to recreate their driveway because permanent structures were not allowed fifty feet from the stream bank that included bridges. Mr. Bingham stated the township cannot stop someone from accessing their property.

The Commissioners each weighed in on the emergency access options.

Mr. Rydzewski asked if a combination of Options 2 and 3, the boulevard and township cross easement, could be done. Mr. Wood was concerned about using township property for the benefit of a private company. He felt the developer was limited by the land which caused a hardship but preferred the emergency access to be twenty-four feet wide and stay on the developer's property. Mr. Sanner stated the developer bought a property with a lot of issues. He too liked the idea of combining options 2 and 3. Mike Stevens also liked options 2 and 3 as a straight line was the quickest route in an emergency. The township cross easement would be a benefit to the township in the event they need to use a different route in an emergency. Mr. Kobularcik will submit revised plans that include Options 2 and 3.

A motion was made by Mr. Wood, seconded by Mr. Sanner, to recommend the Board of Supervisors accept payment of a fee in lieu of dedication of open space for recreation for the GLC Lehigh Valley Plan. All members voted in favor. Motion carried.

**A & C Truck Repair** – Terry DeGroot, engineer for the project, called in the morning to say he would not be in attendance this evening. He will revise the plans and resubmit them for October.

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**BUSINESS:** None

Mr. Germann commented that it isn't good planning the way Greenwich Township has things laid out and it makes it hard for industrial development. He believes that eventually the highways will have to be abandoned, and railroads will have to be looked at instead.

**ADJOURNMENT:**

A motion was made by Mr. Sanner, seconded by Mr. Wood, to adjourn the meeting at 8:45 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach  
Administrator/Secretary/Treasurer