

Greenwich Township Planning Commission Meeting
Monday, July 17, 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, Kerry Berger, Scott Anders. Professionals present: Jessica Adams of LTL Consultants and Administrator, Diane Hollenbach.

Guest: Andrew Dietrich, Fred Germann,

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. Anders, to approve the minutes of the June 19, 2023 Planning Commission Meeting as presented. All members present voted in favor. Motion carried.

HEARING OF THE VISITORS:

Fred Germann reviewed the Planning Module for Crossroads X Warehouse and found information online that indicates the stream the package plant is discharging to is a trout stream. The engineer used a basic analysis for infiltration and there is concern that there is enough water to carry the effluent. Mr. Germann suggested that a more in depth analysis should be used.

Andrew Dietrich thought the developer was putting in a septic system based on past meetings. Ms. Hollenbach confirmed that the planning module submitted was for a package plant.

SUBDIVISION AND LAND DEVELOPMENT STATUS:

Subdivision and Land Development Status Report

A motion was made by Mr. Berger, seconded by Mr. Anders, to recommend the Greenwich Township Board of Supervisors accept the offer of an extension of time to the review period until November 5, 2023 for the Leid Poultry Land Development Plan. 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 accept the offer of an extension of time to the review period until November 13, 2023 for the Folino Estates East Side Land Development Plan. All members voted in favor. Motion carried.

NEW BUSINESS

Greenwich Commons Final Subdivision Plan – Jessica Adams of LTL Consultants read through the review letter. Most items were administrative or third party approvals. The deed of dedication for the realigned Long Lane will need to be submitted but won't be accepted until Lot 2 is developed. Further clarification is needed on the phasing of the realignment. A planning module exemption is being requested from the PA DEP but the modules are not complete at this time and are being held for information and signature of the applicant. The Penn DOT Highway Occupancy Permit is outstanding. The solicitor will need to draft improvements agreements if the monuments are not set and there are also notes for the solicitor to review. No action was taken on the plan.

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Dollar General Final Land Development Plan – Ms. Adams read through the review letter. Most items were administrative or third party approvals. Any design changes that occur from the Highway Occupancy Permit or Erosion and Sedimentation Plan approvals will have to be incorporated into the final plan. A cost estimate has been received but review is on hold until the third party approvals occur in case the plan changes. Financial security is required and an improvements agreement will need to be drafted for storm water, the road realignment, lighting, and landscaping. There are some drafting changes needed. A draft storm water operation and maintenance agreement was submitted for the solicitor’s review. No action was taken on the plan.

Mr. Sanner asked about the section of Long Lane in front of the church. At this time, that portion of the property is not being developed and there is no change to Long Lane on that side of Old Route 22.

Mr. Germann was concerned about the approximately nineteen feet of fill that was mostly concrete on the Dollar General site. The fill was put there by Penn DOT contractors and Mr. German asked if Penn DOT had inspected the fill. Ms. Adams responded that the Dollar General will be over excavating and removing the fill in the storm water areas and the fill in the building envelope will be removed and addressed during the building phase.

ADJOURNMENT: Motion made by Mr. Berger, seconded by Mr. Sanner, to adjourn the meeting at 7:55 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach, Administrator/Secretary/Treasurer