

**The Township of Greenwich  
Planning Commission Meeting  
Monday, June 18, 2018**

**Minutes**

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**CALL TO ORDER AND PLEDGE OF ALLEGIANCE:** Chairman Oscar Kleinsmith called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Michael Stevens, Richard Grim, Kerry Berger. Professionals present: Solicitors, Dan Becker; Engineer, Pete Eisenbrown; Secretary Treasurer, Jane Werley.

**ANNOUNCEMENTS:**

1. Chairman Oscar Kleinsmith informed the audience to state their name and address if addressing the Commission, and that the meeting is being recorded.

**APPROVAL OF THE MINUTES:**

1. Motion was made by RG and seconded by MS to approve the Minutes of the May 21, 2018 Planning Commission Meeting. Motion carried 4-0.

**HEARING OF THE VISITORS:** No public comment.

**PLANS TO REVIEW:**

1. Krumsville Convenience Store. Aaron Navarro, attorney for Harmike Investments went over their revised Waiver Requests. The Planning Commission Board made the following informal recommendations to the BOS without taking a formal vote on the requested waivers. The Planning commission will review, reconsider and take final action in the form of a formal vote on the requested waivers at the conclusion of the plan review process.
  - a. Waiver request #1. Appendix VI, Section 4, §4.1(M)-Minimum/Maximum Driveway Radii. Waiver request on the 5 foot minimum and 15 foot maximum. In order to accommodate delivery trucks and emergency vehicles owner is requesting a waiver to allow a minimum radii of 20 feet and a maximum radius of 45 feet. The Planning Commission Board hereby informs the Board of Supervisors that it does not object to approval of the applicant's request for a waiver for the widening of driveway entrances.
  - b. Waiver request #2. Article V, Section 506, §506.3-Soil Probe and Percolation Test. Waiver request to not be required to provide a soil probe and allow disturbance (grading) within the secondary/replacement septic area. At the recommendation of the Greenwich Township SEO there will be a primary septic system and a secondary backup system of holding tanks to be serviced on a regular basis. Sewage plan will be noted on the Preliminary Land Development Plans and recorded as part of the final Land Development Plans. The Planning Commission Board hereby informs the Board of Supervisors that it does not object to the approval of applicants request for a waiver to section 506, provided that granting of such waiver is contingent upon DEP's approval of the use of holding tanks. Additionally, if this waiver is granted, the Planning Commission Board also recommends to the Board of Supervisors that a note be added to the final plan regarding the future use and maintenance of the holding tanks, and a written agreement for Pump and Haul with documentation be drawn up and agreed upon.
  - c. Waiver request #3 and #4. Article VI, Section 602.3-Curbing and Article VI, Section 602.4-Sidewalk. Waiver request #3 to no be required to widen and install curbing along Zettlemoyer Road and Krumsville Road. Owner had to relinquish portions of this property to accommodate the Krumsville road improvements and the relocation of Zettlemoyer

Road, minimizing the available land for development. When relocated, Zettlemoyer Road was not re-constructed or designed to meet the current minimum requirements for a minor street as specified within the Greenwich Township Ordinance 502.3. Owner feels that the Township had the opportunity to have the re-constructed road meet current standards when the road was relocated and that the owner should not be burdened to take on the roadway improvements. Waiver request #4 to defer the installation of sidewalk until determined by the municipality until such time the sidewalk is needed or required. Currently a pedestrian network is non-existent. The Planning Commission hereby informs the Board of Supervisors that it does not object to the approval of the waiver of not installing a sidewalk and curbing on Krumsville Road, contingent upon the applicant's PennDOT traffic study is completed and PennDOT's concurrence. The Planning Commission hereby informs the Board of Supervisors that it does not object to a waiver of the requirement for a sidewalk on Zettlemoyer Road. The Planning Commission also advises that it recommends that the applicant be required to widen Zettlemoyer Road and install curbing as required by the Township SALDO.

- d. Waiver request #5. Article III, Section 304.B (1-3)-Nonstructural Project Design (Sequencing to Minimize Stormwater Impacts). Waiver to waive the requirements of Article III, Section 304.B (1-3). Site consist of a single family dwelling with several accessory buildings and PennDOT is currently utilizing the site as a construction staging and storage area. There are no bodies of water on-site and the majority of the site has already been disturbed, most likely indicated that any existing sensitive areas are non-existent. The Planning Commission Board recommends the Board of Supervisors require the study to be done so that no waiver will be needed.

Aaron Navarro will attend the July 2, 2018 Board of Supervisors Meeting to discuss the Planning Commission's position on the waiver requests.

**SUBDIVISION AND LAND DEVELOPMENT STATUS REPORT:** PC reviewed the report.

**CORRESPONDENCE:**

1. LTL Monthly Reports - Commission reviewed the report.

**2<sup>ND</sup> HEARING OF THE VISITORS:**

1. Dodie Sable. Referencing the Crossroads X #2 plan and her ongoing concern with the safety issue at the five point intersection of Krumsville Road and Route 737. Discussion took place and everyone is in agreement that the intersection remains a safety concern; however, D. Becker explained that it is a PennDOT decision and that in the past PennDOT has not agreed with the safety concerns of both the Board of Supervisors and Township residents.
2. Andrew Dietrich. Informed the Planning Commission that a piece of the Thompson property has been sold to PSIP with separate deed. He is questioning whether or not this piece of property was a separate parcel or if a formal subdivision was required. The PC requested Andrew forward the paperwork to the office and they will have the Township Engineer look into the matter.

**ADJOURNMENT:** Motion made by RG and seconded by KB to adjourn the meeting at 8:50 p.m. Motion carried. (4-0).

Respectfully Submitted,

Jane Werley  
Secretary/Treasurer

