

Greenwich Township Planning Commission Meeting
Monday, August 19, 2024

CALL TO ORDER AND PLEDGE OF ALLEGIANCE: Chairman Michael Stevens called the August 19, 2024 Planning Commission meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Michael Stevens, Ken Sanner, Kerry Berger, Richard Wood, David Rydzewski. Professionals present: Solicitor Colin Macfarlane, Engineer: Michael Bingham, Administrator, Diane Hollenbach.

GUESTS: Marc and Dodie Sable, Andrew Dietrich, Emily Wessner, Brian Kobularcik, Jeremy Bittinger, Cameron Renehan, Matthew Leid.

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. Sanner, seconded by Mr. Rydzewski, to approve the minutes of the May 20, 2024 Planning Commission meeting. All members voted in favor. Motion carried.

HEARING OF THE VISITORS:

Marc Sable, 593 Old Route 22 asked why the two warehouses on two separate parcels are not required to each be on its own Land Development Plan. He felt it was confusing to have it on one plan. The warehouses could be sold to different people in the future. Which parcel will have the sewage treatment? He also commented that each warehouse is to have access to a state road, and wouldn't it be a violation of the ordinance to have a shared driveway. Mr. Bingham responded that it is fairly common practice to allow a combined plan and used the example of a shopping center with multiple parcels. Mr. Macfarlane confirmed that each warehouse must have an emergency access point.

Dodie Sable, 593 Old Route 22 stated that shared driveways for residents have been denied in the past, so why are two separate parcels of property with two separate warehouses allowed to have a shared private road. Are the parcels going to be combined and if so, the township doesn't allow multiple uses on one parcel. She believed this should be two separate plans.

SUBDIVISION AND LAND DEVELOPMENT STATUS:

Leid Poultry Time Extension – Action deferred until after the plan review.

GLC Lehigh Valley Preliminary Plan – The August 14, 2024 Systems Design Engineering Inc. review letter was received and reviewed. The emergency access issue was discussed. A waiver has been requested to section 515.C.4 maximum length of emergency access due to the distance of the warehouse from Old Route 22. Mr. Bingham stated he recommends denying this because there isn't a secondary access from the building in the back. Mr. Kobularcik stated that the ordinance requires an alternate means of egress to the lot, not the building. Each lot has one access, and the shared driveway provides emergency access to each building. Three lots have been combined on the plan and subdivided into two lots on a campus.

Mr. Macfarlane explained that the legal standard for a waiver is if the ordinance creates an unnecessary hardship, then a waiver is appropriate. Mr. Macfarlane stated he viewed the plan access as the plan having one access for the first building and a second access for the first building that also serves as an access for the second

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building. The question is how the developer gets another access point to the building in the back. The SALDO requires the emergency access to be only for emergency purposes but given the extent it is difficult to provide two accesses to the second building, a partial waiver may be appropriate to allow the access road to serve as the primary access to building one and the emergency access to building two.

Various scenarios were discussed regarding access points, some which would require more wetland disturbance or extensive grading and a sixty-foot retaining wall. The Planning Commission agreed that if it is practical, the developer should try to get an emergency access point to the second lot. There is a shared access with the township and that access comes to a bridge with a width of eleven feet, and it was decided that the fire chief needs to review the plans pertaining to the emergency access.

Emily Wessner, 172 Mountain Road felt that the Planning Commission should get the fire chief's input on the issue.

Mr. Sable read Penn DOT's letter of August 5th, comment #3, *"It has come to our attention that a second driveway is now proposed for the development since a second warehouse has been added. The Department will permit one medium volume driveway serving the site. The newly proposed driveway can be pursued as an emergency access only. Please revise and resubmit the scoping application accordingly."* Mr. Kobularcik confirmed Penn DOT plans have been revised and resubmitted with the clarification that the township requires two driveways for each lot. No comments have been received on the resubmittal.

A waiver is being requested from 517.2 a Utilities Impact Study. Since it is all private, the engineer recommended granting the waiver. Met-ed provided an ability to serve letter and there is no gas. The building will be heated with propane. No action taken.

A waiver is being requested to Section 517.3 Recreation Impact Study. Mr. Kobularcik stated the warehouse will not impact recreation, but the developer will pay the fee in lieu of open space. Mr. Bingham of System Design Engineering recommended granting the waiver and the Planning Commission was in agreement.

A waiver was discussed to Section 511.3 screening of trash areas. Mr. Kobularcik showed the Commission a roll off container backed into the dock. The unit is self-contained, but screening is not possible. If there was ever a need for a dumpster area, the developer would comply with the screening requirement. Mr. Bingham recommended granting the waiver and the Planning Commission was in agreement. No action taken.

Andrew Dietrich of 133 Reinharts Road questioned what limits the developer from putting one or two warehouses on three parcels. Are the three parcels each allowed to hold a warehouse? Mr. Bingham stated you would look at lot sizes and lot coverages. Mr. Dietrich stated that if the developer cannot meet the requirements of the ordinances, then maybe he cannot build two warehouses. Mr. Macfarlane stated that one lot is permitted to have one warehouse. If a lot is zoned for a use and there is a problem meeting the township ordinances, there may be an unnecessary hardship allowing a waiver. Mr. Sable expressed a concern that the driveway exceeds a medium volume driveway. Mr. Kobularcik clarified that the Township is the applicant for the intersection improvements, but the developer is the applicant for the driveway HOP. Mr. Kobularcik continued that the perc and probes are done, and the Planning Modules are coming. The traffic review info will be sent to the township engineer for the next meeting.

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Matthew Leid Proposed Poultry Barn Preliminary Plan – The August 16, 2024 Systems Design Engineering review letter was received. The plan has been changed from two barns to one barn that is 100 feet by 640 feet and houses 80,000 birds. A nutrient and odor management plan has been submitted and the NPDES permit needs to be modified. The intersection with Sittler Valley Road was discussed. The plan shows it widened and the first 200 feet paved. The existing pole will need to be relocated. Trees will be cleared to improve the line of site. Trucks still cannot stay in their lane for all turning movements and cars or trucks on Berger Road need to stop further back than the stop bar to allow a truck to turn onto Berger Road. The developer expects only one truck a day. A turning template from Berger onto Sittler Valley will be shown. Signage was suggested such as Right Turn Only.

Mr. Renehan clarified that smaller building on the plan is a barn for storage and not a second house. There will be dusk to dawn lighting on the front and back of the barn. There will be no bird composting. An incinerator will be outside toward the back of the building and the ashes spread on the land. Dumpsters must be screened. There will be one employee, so ADA compliance is not required. The fire chief should review the next submission.

A motion was made by Mr. Sanner, seconded by Mr. Berger, to recommend the Board of Supervisors accept the developer's offer of an extension of time for the Matthew Leid Proposed Poultry Barn Preliminary Land Development Plan until December 2, 2024. All members voted in favor. Motion carried.

BUSINESS: None

ADJOURNMENT:

A motion was made by Mr. Berger, seconded by Mr. Wood, to adjourn the meeting at 9:04 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach
Administrator/Secretary/Treasurer