

Greenwich Township Planning Commission Meeting
Monday, February 19, 2024

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, Richard Wood, Scott Anders. Professionals present: Solicitor Colin Macfarlane, Engineer: Jessica Adams, Administrator, Diane Hollenbach.

ANNOUNCEMENTS: Chairman Stevens informed 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 made by Mr. Sanner, seconded by Mr. Wood, to approve the minutes of the January 15, 2024 Planning Commission Meeting. All members voted in favor. Motion carried.

HEARING OF THE VISITORS: None

SUBDIVISION AND LAND DEVELOPMENT STATUS:

Zerfass Sketch Plan

A motion was made by Mr. Anders, seconded by Mr. Berger, to recommend that the Greenwich Township Board of Supervisors accept the developer's offer of a time extension for the Zerfass Sketch Plan until June 18, 2024. All voted in favor. Motion carried.

Folino Estates Inn and Spa Preliminary Plan – No action taken.

Rob Hain, engineering consultant for the developer, introduced the Folino Estates Inn and Spa Plan to the Planning Commission. The plan is for the west side of the property and includes a new driveway, fire access, rooms and suites, retail shops, a restaurant, pool, spa, and event space for up to 200 people. The zoning approval does allow up to 300 people but due to septic design, a reduction was necessary. Mr. Stevens asked about the proposed office. Mr. Hain stated the office would not be built immediately but probably would be constructed in the next five years. The parking lot would be constructed as part of the inn and spa project. Mr. Wood asked when this project was finished, what was the maximum amount of people that could be on the entire site, including the restaurant and facilities that currently exist. Mr. Hain estimated about 500 people.

Discussion was had on the need for sidewalks and the need to light the walkways and emergency access road, since it is anticipated to be used by pedestrians and golf carts. Gating and signage for the emergency access road and road width will be discussed with Mr. Brett, the township emergency services director, and Kempton Fire Co Chief.

Ms. Adams of LTL Consultants read through the February 15, 2024 review letter. A sewer planning module was received. The Berks County 4B form has not been received, and action on the Planning Module was deferred until March. Mr. Macfarlane of Kozloff Stoudt stated that this plan will be considered a separate project from the Folino Estates East Side Plan. Mr. Hain stated that he is applying for a brand new NPDES Permit from the PA DEP and a new Erosion and Sedimentation Plan is being submitted to Berks County Conservation District. No action was taken on the waivers requested from curbs, sidewalks, monuments, streetlights, and street trees along Old Route 22. A Highway Occupancy Permit is needed along with several impact studies.

Greenwich Township Planning Commission Meeting
Monday, February 19, 2024

Mr. Berger asked the Commission to consider sidewalk and curbing along Old Route 22 since development is occurring. He suggested adding a note to the plan for future installation of sidewalks as was done on the Harmike Plan for the gas station. Marc Sable and Dodie Sable commented about the need for sidewalk. The Commission discussed if there should be sidewalks on both sides of the street to prevent people from crossing Old Route 22, the expense that placed on a homeowner and if sidewalks would be concrete or macadam. Mr. Hain stated that the Commission previously took the position on the Folino East Side Plan that they did not want to encourage pedestrians along Old Route 22.

BUSINESS

Mr. Berger stated that he accepted last month's appointment as Planning Commission Vice Chair. He missed the meeting because he was helping to plow snow.

ADJOURNMENT:

A motion was made by Mr. Sanner, seconded by Mr. Anders, to adjourn the meeting at 8:20 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach
Administrator/Secretary/Treasurer