

Greenwich Township Planning Commission Meeting
Monday, October 21, 2024

CALL TO ORDER AND PLEDGE OF ALLEGIANCE: Chairman Michael Stevens called the October 21, 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, Fred Germann, Brian Kobularcik, Jeramy Bittinger, Terry DeGroot, Howard Lieberman, Angel Soto, David Kistler, Scott Dietrich

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 September 16, 2024 Planning Commission meeting. All members voted in favor. Motion carried.

HEARING OF THE VISITORS: None

SUBDIVISION AND LAND DEVELOPMENT STATUS:

Folino Inn and Spa Time Extension

A motion was made by Mr. Wood, seconded by Mr. Berger, to recommend the Board of Supervisors accept the developer's offer of an extension to the review period for the Folino Inn and Spa Land Development Plan. All members voted in favor. Motion carried.

Shaffer-Kistler Annexation Sketch Plan for the Record – The plan annexes property from the Shaffer property to the Kistler property which makes the Kistler property less nonconforming. There are minor comments in the review letter, and Mr. Bingham recommended conditional plan approval. A new deed will be created that combines the annexation parcel with the Kistler property.

A motion was made by Mr. Berger, seconded by Mr. Rydzewski, to recommend the Board of Supervisors grant approval to the Shaffer-Kistler Annexation Sketch Plan for the Record conditioned upon compliance with the October 17, 2024 Systems Design Engineering, Inc. review letter, which is incorporated by reference, and review and approval of a deed for the Kistler property by the solicitor. All members voted in favor. Motion carried.

A & C Truck Repair – Terry DeGroot, engineer for the project, stated there are a few technical items to address, the Berks County Conservation District review is outstanding, and additional waivers will be requested to allow road widening on only one side for a total width of 28 ½ feet and defer sidewalk installation. An easement will be added across Zettlemoyer Road for the sewage system. Mr. Bingham would like to review the cost estimate. Met Ed has been contacted about the electric line easement. The line is about fourteen feet off the ground and a typical truck cab is thirteen feet high. The fire chief review was received. A waiver for a blanket easement for stormwater will be requested. The Commission discussed widening the road to match what the Harmike Plan was required to do and deferring sidewalks.

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Action on waivers:

A motion was made by Mr. Sanner, seconded by Mr. Wood, to recommend the Board of Supervisors grant a waiver to section 403.B.19 and allow a blanket easement for stormwater. All members voted in favor. Motion carried.

A motion was made by Mr. Wood, seconded by Mr. Rydzewski, to recommend the Board of Supervisors grant a waiver to section 516.1.D to waive the requirement for a traffic study. All members voted in favor. Motion carried.

Additional waivers will be submitted in writing for the next meeting and a time extension will be submitted before the November Supervisors meeting.

GLC Lehigh Valley West – Brian Kobularcik, representing the developer, discussed the emergency access. A survey will be completed and then the shared access with the township will be put on the plan. Mr. Macfarlane asked about water, sewage and stormwater for the project. Mr. Kobularcik stated that the Berks County Conservation District is reviewing the Erosion and Sedimentation Plan, and a hydrological study was submitted to the PA DEP. The project requires an individual NPDES permit. There are a total of four wells on the site – two of which will be for fire suppression. The water system will be for a transient community system and the draw down tests have been completed. A Chapter 105 submission was made to the DEP for the wetland disturbance and the project proposes purchasing wetland credits.

Fred Germann asked if the hydrological report will give the safe yield, so the warehouse isn't mining water. Mr. Kobularcik stated that the proposed use is 8,000 gallons a day for both buildings. Mr. Germann asked if there was a possibility to install an internal road from the Crossroads X warehouse for emergency access. Mr. Kobularcik stated that was looked at, but the grades don't match. Mr. Germann commented that due to the soils and horizontal infiltration that the package treatment plant was the best option for sewage treatment.

Septic testing has been completed for the design of a package treatment plant and an on-lot system. Which system used depends on the PA DEP and the EPA effluent discharge limits. Mr. Kobularcik requested a recommendation for preliminary plan approval from the Planning Commission. Upon the recommendation of the engineer and solicitor, the Planning Commission took no action. Outstanding items that the Commission would like to see additional information are the emergency access, NPDES permit, and which sewage disposal system will be used.

A motion was made by Mr. Berger, seconded by Mr. Sanner, to recommend the Board of Supervisors accept the developer's offer of an extension to the review period for the GLC Lehigh Valley West Land Development Plan until February 5, 2025. All members voted in favor. Motion carried.

BUSINESS: The Commission received information on the Kittatinny Ridge Sentinel Landscape designation. The Commission discussed how this could be included in the Joint Comprehensive Plan and the possible uses for the forty acres of township land. Establishing a forest and selling carbon credits and building a solar farm were two suggestions made. Andrew Dietrich asked about the emergency access to the warehouse and how the parking at the township building would be impacted. Striping of parking spaces, paving the access road and a locked gate are all proposed.

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ADJOURNMENT:

A motion was made by Mr. Sanner, seconded by Mr. Wood, to adjourn the meeting at 9:12 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach
Administrator/Secretary/Treasurer