

Greenwich Township Planning Commission Meeting
Monday, August 21, 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, Richard Wood, Kerry Berger, Scott Anders. Professionals present: Jessica Adams of LTL Consultants, Colin MacFarlane of Kozloff Stoudt PC and Administrator, Diane Hollenbach.

Guest: Andrew Dietrich, Fred Germann, Dodie Sable, Marc Sable, Dan Fortak, Tony and Dee LaMastra, Charlie Walsh, Jim Vossler

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. Wood, seconded by Mr. Berger, to approve the minutes of the July 17, 2023, Planning Commission Meeting as presented. All members present voted in favor. Motion carried.

HEARING OF THE VISITORS: None

SUBDIVISION AND LAND DEVELOPMENT STATUS: All plans were current.

NEW BUSINESS

Review and comment on the Traffic Engineer review of the Dollar General Scoping Meeting Application. – Mrs. Hollenbach reviewed the traffic engineer’s letter with the Planning Commission. PennDOT will need to make a determination if the applicant will be the township for the Highway Occupancy Permit or the developer since the entrance on Old Route 22 is to be a road in the future but will function as the Dollar General’s driveway in the present. Mr. Macfarlane added that if the township is the one who is required to apply, then the developer will need to enter into an agreement and post an escrow to cover the costs.

Amending Section 515 Emergency Access of the Subdivision and Land Development Ordinance. – Mr. Macfarlane explained that the Planning Commission had already looked at a similar version of this ordinance once before. There were no comments.

JVI LLC Krumsville Warehouse Sewage Facilities Planning Module – Mr. Macfarlane reviewed the Planning Module process with the Commission. The Berks County Planning Commission has completed Component 4B. Component 4A, which is before the Commission, ensures that the development overall meets the township zoning, subdivision and land development ordinance and joint comprehensive plan. Mr. Stevens stated that in his experience, the state prefers treated wastewater versus untreated. Fred Germann questioned if the water would be obtained from the infiltration basin if needed, if the test pits were deep enough to be indicative of the permeability of the soil and asked if the engineer would consider looking at horizontal permeability for storm water. Dan Fortak of JHA, for the developer stated that those were storm water issues and a different permit. He added that they would not be using the water from the infiltration basin but the three wells that were on the property. Mr. Wood asked if there was a way to evaluate the credibility of the engineer’s response to the public comments. Mr. Macfarlane stated that the township simply determines compliance with zoning, subdivision and the comprehensive plan and if the planning module is complete, and the PA DEP will do a technical review. Mr. Berger asked Jessica Adams of LTL if she had any comments on the response letter or further concerns. She did not have anything to add.

Mr. Germann explained that he had not been to the last Board of Supervisors’ meeting and asked if it was true that Supervisor Berger had mentioned that if the DEP was pushed on this project that they would retaliate and

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invoke a township wide inspection of home septic systems. Mr. Macfarlane clarified that townships are required to have an Act 537 Plan to regulate sewage needs and that like many other townships in this area, Greenwich Township does not have one. Supervisor Berger's message was that the DEP's review of the planning module and comments could prompt them to require the township to create and adopt an Act 537 Plan. Mr. Stevens stated the state considered the runoff from a farm to be equally as toxic as the runoff from a warehouse. The whole picture is to assure a safe way of discharging water. Mr. Macfarlane added that DEP's ultimate goal is fresh water that isn't polluted through an Act 537 Plan.

A motion was made by Mr. Anders, seconded by Mr. Berger to authorize the chairman to sign the Component 4A Planning Module for the JVI Warehouse. All members voted in favor. Motion carried.

Signing of the Harmike Investments Final Land Development Plan - The Board of Supervisors reapproved the plan on August 7, 2023. The Commission will sign the plans once the revised front sheet arrives.

Mr. Stevens thanked everyone that has shown up through this process and voiced their opinion and educated us through the process. Public input is always appreciated.

ADJOURNMENT: Mr. Berger moved to adjourn the August 21, 2023, Planning Commission meeting. The meeting adjourned at 7:50 p.m.

Respectfully Submitted,

Diane Hollenbach, Administrator/Secretary/Treasurer