

**ORDINANCE No. 2003 - 1**

**GREENWICH TOWNSHIP ZONING MAP REVISION OF 2003**

**AN ORDINANCE OF THE TOWNSHIP OF GREENWICH, BERKS COUNTY, PENNSYLVANIA, AMENDING THE GREENWICH TOWNSHIP ZONING ORDINANCE OF 1973, AS AMENDED NOVEMBER 6, 2000, BY AMENDING THE OFFICIAL ZONING MAP OF GREENWICH TOWNSHIP BY RE-ZONING CERTAIN PROPERTIES IDENTIFIED AS AREA 1 FROM EXISTING "R" RURAL TO "V" VILLAGE; AND CERTAIN PROPERTIES IDENTIFIED AS AREA 2 FROM EXISTING "R" RURAL TO "C" COMMERCIAL ALL OTHER PROVISIONS OF SAID GREENWICH TOWNSHIP ZONING MAP TO REMAIN IN FULL FORCE AND EFFECT.**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Greenwich, Berks County, Pennsylvania, and it is hereby enacted and ordained by the authority of the same as follows:

SECTION 1. That the Greenwich Township Zoning Ordinance of 1973, and as subsequently revised November 6, 2000, is hereby further amended by revising the Official Zoning Map of Greenwich Township to re-zone certain properties located within Greenwich Township as specifically identified as follows, and as illustrated on the attached revised Greenwich Township Zoning Map dated \_\_\_\_\_, 2003, all of which is incorporated herein and made a part hereto:

**Area 1: Existing "R"- Rural to "V"- Village.**

Klinesville - Extension of Village District, West along I-78 and Old Route 22, see attached Exhibit labeled " Area 1."

**DESCRIPTION**

Establish the existing Village District at Klinesville in the following manner:

Begin at the intersection of the centerlines of Old Route 22 and Little Round Top Road. Proceed in west-southwesterly direction 60 feet to the common corner of N/F Wayne Kistler (pin no. 542502589278) and Todd Longenbach (pin no. 542500478944).

ATTORNEYS AT LAW

**O'PAKE•ORWIG**

A PROFESSIONAL CORPORATION

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Suite 215

Reading, PA 19604

(610) 939-9866

The above-described extension of the Commercial District will increase the district by 90 gross acres.

EFFECTED PROPERTIES

Parcel Id: 544501187917

Mr. Randall Rauch  
405 W. Main Street  
Kutztown, PA 19530

Parcel Id: 544501085208

New Jerusalem Zion UCC  
1456 Krumsville Road  
Lenhartsville, PA 19534

Parcel Id: 544501088600

Ms. Joyce Dietrich  
153 Dotterer Road  
Lenhartsville, PA 19534

Parcel Id: 544501089067

Greenwich-Lenhartsville Elementary School  
1457 Krumsville Road  
Lenhartsville, PA 19534

Parcel Id: 544501084303

Mr. Bengt Boyesen  
35 Bower Road  
Lenhartsville, PA 19534

Parcel Id: 544501083596

Mr. Costa Efthymiadis  
1497 Krumsville Road  
Lenhartsville, PA 19534

Parcel Id: 544501087797

Tantaro Konstantinos  
4200 Indian Creek Road  
Emmaus, PA 18049

SECTION 2. The "Official Zoning Map of Greenwich Township as adopted November 6, 2000," shall be further revised to accurately reflect and illustrate the map revisions referenced in Section 1 above, and be hereinafter entitled as the "**Official Zoning Map of Greenwich Township, as amended \_\_\_\_\_, 2003**", a copy of which is attached hereto and made a part hereof. All other Zoning Map

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Beginning at the intersection of the centerlines of Zettlemoyer Road and Bower Road, being a point on the existing boundary of the Commercial District.

Then in southwesterly direction 1560 feet along the centerline of Bower Road to a point on the rear property line of the Greenwich-Lenhartsville Elementary School (pin no. 544501089067).

Then in southwesterly direction 300 feet along the school property to the southernmost corner of the school property.

Then in a northwesterly direction 575 feet along the southwestern property line of the school to the centerline of SR 737.

Then in a northwesterly direction 460 feet along the southwestern property line of the New Jerusalem Zion UCC (pin no. 544501085208).

Then in a northeasterly direction 530 feet along the northwestern property line of the church to a point on the line of N/F Joyce Dietrich (pin no. 544501088600).

Then in a northwesterly direction 45 feet along the property line of Joyce Dietrich to the most northwesterly corner of Dietrich, being also a corner of N/F Donald Kunkle (pin no. 544501086719).

Then in an easterly direction 200 feet, and in a northerly direction 100 feet, both along lines common to Dietrich and Kunkle, to a corner common to Dietrich and Kunkle and being a point on the line of a second parcel N/F owned by Donald Kunkle (pin no. 544501086956).

Then easterly 330 feet along a line common to Dietrich and the latter Kunkle parcel to the northeast corner of the Dietrich property, being also the northwest corner of N/F Russell Gehringer (pin no. 544501182702).

Then southerly 330 feet along the line common to Dietrich and Gehringer to the centerline of SR 737.

Then in a northeasterly direction 420 feet along the centerline of SR 737 to a corner common to Gehringer and Costa Efthymiadis (pin no. 544501083596).

Then north 100 feet along the line common to Gehringer and Efthymiadis to a corner common to Gehringer and Efthymiadis along the south line of Herbert Rauch (pin no. 544501184914).

Then east along the line of Efthymiadis and Herbert Rauch to a corner common to Efthymiadis, Herbert Rauch and Randall Rauch (pin no. 544501187917)

Then in a northeasterly direction 170 feet along the line common to Herbert Rauch and Randall Rauch to a point.

Then in a northwesterly direction 295 feet along the line common to Herbert Rauch and Randall Rauch, said property line being projected to intersect the centerline of the I-78 right-of-way, the existing boundary of the Commercial District.

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Then in south-southeasterly direction along the common line of Kistler and Longenbach 215 feet to the southeast corner of Longenbach being also the corner of N/F Craig Ebert (pin no. 542502684022), which point is on the existing boundary line for the Village District.

Then in west-southwesterly direction along the existing Village District boundary line, being the common line of Longenbach and Ebert, passing through the northwest corner of Ebert at 700 feet, also being the northeast corner of N/F Karl H. Nolte, III (pin no. 542500467617); then 730 feet along the common line of Longenbach and Nolte to **the point of beginning of the proposed Village District extension.**

Then in west-southwesterly direction along the common line of Longenbach and Nolte 970 feet to the southwest corner of Longenbach, being also the southeast corner of N/F Leo Seier (pin no. 542500373495).

Then in north-northwesterly direction along the common line of Longenbach and Seier 470 feet to the centerline of Old Route 22, being the northeast corner of Seier and the northwest corner of Longenbach.

Continuing in north-northwesterly direction along the common line to N/F Karlene Minnich (pin no. 542500371613) and N/F Dennis Day (pin no. 542502583421) 150 feet to the centerline of the right-of-way for I-78.

Then in east-northeasterly direction along the centerline of right-of-way for I-78, 900 feet to the existing northwest corner of the Village District.

The above-described extension of the Village District will increase the Klinesville district by 12.2 gross acres.

#### EFFECTED PROPERTIES

Parcel Id: 542500478944  
Mr. Todd Longenbach  
7127 Ruppsville Road  
Allentown, PA 18106

Parcel Id: 542502583421  
Mr. Dennis Day  
1363 Old Route 22  
Lenhartsville, PA 19534

#### **Area 2: Existing "R"- Rural to "C"- Commercial.**

Krumsville - Extension of Commercial District, South along Route 737 and Bowers Road, see attached Exhibit labeled "Area 2."

#### DESCRIPTION

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districts and classifications shall otherwise remain in full force and effect.


SECTION 3. In the event that any provision, section, sentence, clause or portion of this ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair any of the remaining Ordinance. It is hereby declared to be the intent of the Board of Supervisors of the Township of Greenwich that the remainder of this Ordinance shall be and remain in full force and effect notwithstanding the fact that such portion thereof shall be invalid or unconstitutional.


SECTION 4. All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance, are hereby repealed insofar, but only insofar, as the same are inconsistent herewith.


SECTION 5. This Ordinance shall take effect five (5) days subsequent to its passage.

ORDAINED and ENACTED as an Ordinance by the Board of Supervisors of the Township of Greenwich, Berks County, Pennsylvania, in lawful session duly assembled this 3<sup>RD</sup> day of MARCH, 2003.

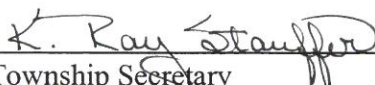
BOARD OF SUPERVISORS OF GREENWICH  
TOWNSHIP, BERKS COUNTY, PA

  
Victor M. Berger, Chairman

  
Oscar E. Kleinsmith, Supervisor

  
Laurie Ann Baker, Supervisor

Attest:

  
Township Secretary