

Greenwich Township Planning Commission Meeting
Monday, May 18, 2026

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, David Rydzewski. Professionals present: Solicitor: Colin Macfarlane, Engineer: John Poff, 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. Rydzewski, to approve the minutes of the April 20, 2026 Planning Commission meeting. All members voted in favor. Motion carried.

PUBLIC COMMENTS AND HEARING OF THE VISITORS:

Fred Germann of 1273 Krumsville Road discussed data centers and the possibility that they would be a tax boon for the township; their energy consumption has been resolved by using modular nuclear power plants; and water use would be minimal in a closed system. He also discussed the warehouse and his presentation of calculations in the past on Facebook. He spoke with the Penn DOT office in Harrisburg about traffic measurements and the use of probability and statistics. Penn DOT will come out to look at the traffic a few years after the completion of the warehouses but only do two observations where probability and statistics would require thirty observations to be accurate. He also suggested that in the future, if someone makes a scientific claim during a plan review that they bring evidence, sealed by a professional engineer, to support their claim.

SUBDIVISION AND LAND DEVELOPMENT STATUS: All plans were current.

Greenwich Commons Lot 3, Tract 1 Time Extension

A motion was made by Mr. Berger, seconded by Mr. Wood, to recommend that the Board of Supervisors accept the offer of a time extension for the Greenwich Commons Lot 3, Tract 1 Subdivision Plan until December 31, 2026. All members voted in favor. Motion carried.

GLC Lehigh Valley West Highway Occupancy Permit Presentation

Mr. Macfarlane explained that the developer and the township had entered into an agreement to allow the township to review the Highway Occupancy Permit plan for the improvement to the intersection of Old Route 22 and Route 737. Without the developer's agreement, Penn DOT would have reviewed and approved the HOP with little township input. During the township's review, the township expressed concerns that the truck turning template for a left turn showed trucks clearing the traffic signal pole on the Sable property by only one foot. Brian Kobularcik representing GLC Lehigh Valley West stated that the Sable property is now under agreement,

and the pole will be set back further on the revised HOP Plans. The Sable driveway will be relocated to Route 737 and the shrubs will be removed to improve the site distance. Goodman has acquired three of the four corners at the intersection.

Mr. Wood asked about the developer's plans for the acquired properties. Mr. Kobularcik stated the Krumsville Inn and adjacent home will be demolished but a driveway has been provided on the HOP plan as the lot could be re-developed for commercial use in the future. The Estrada home and Sable home remain intact and all the properties will eventually be sold. The Estrada home was acquired because the road right of way runs through the porch and the developer had concerns that the right of way could be needed for lane expansion. Mr. Macfarlane stated that it is still an open question as to whether the township wants the buildings sold as residences where new people would be living near the busy intersection. All four corners of the intersection are zoned commercial and may be better suited for a business. This will be resolved in the development of the improvement's agreement. No improvements will be made to Rhoades Road. A fifty-five-foot mast arm will hold the traffic signal, and no changes will be made that impact the existing storm water pipe.

Questions from the Commission and Floor

Kerry Berger asked how many traffic signal poles would be in the intersection. Gregg Bogia, traffic engineer for the developer, stated that four poles are planned but this could be reduced to three if a yield sign is permitted on Old Route 22 at the right turn lane onto SR737.

Mike Stevens asked about the septic system at the Estrada property. He recalled that there were issues there about twenty-five years ago. Mr. Macfarlane stated that any change of use would trigger a new sewage permit.

Marc Sable suggested that the hedges be moved back and explained about a recent accident where a car was stopped by the hedges.

Andrew Dietrich asked about the location of the yield sign. Mr. Bogia explained that it would be at the right turn lane on to SR737 coming from Old Route 22 headed toward the I78 interchange.

Marc Sable asked if the intersection would have full-time signalization and if warning signs should be installed until people are used to the change. Mr. Bogia responded that the traffic signal will be on flash for two to three weeks and that warning signs would be installed when it became fully operational. This is part of Penn DOT regulations.

Andrew Dietrich asked if there would be an easement on the Sable property so the shrubs cannot be replanted. Mr. Kobularcik stated they will look at that.

Andrew Dietrich asked if the new driveway on the Sable property would need township approval and suggested the plan be held until the driveway is approved. John Poff of Systems Design Engineering stated that the driveway would need Penn DOT approval. Mr. Macfarlane stated that

the Township's driveway ordinance had requirements for permitting the portion of the driveway outside the right-of-way line.

Karen Landis, daughter to the Grubers, asked if the white wall along the road at her parent's home would be removed. She was concerned because that wall is supporting the home. Mr. Kobularcik stated there will be no improvements to the Gruber property. There was concern by the Planning Commission that it would be difficult to pull on Old Route 22 and make the right onto Route 737 toward Kutztown from the Gruber driveway since the plan shows the driveway entering Old Route 22 past the right turn lane. Mr. Bogia explained that right turns may be made from the thru lane and did not need to be made from the right turn lane. Because this is an existing driveway, Penn DOT will allow it to remain where it is.

Carl Dunn asked if the developer had spoken with the Grubers who own the home next to the Sables. Mr. Kobularcik stated he was meeting with them after tonight's meeting.

Mrs. Hollenbach stated that a shared driveway with an easement had been suggested so the Grubers could use the newly relocated Sable driveway which entered outside the intersection on SR737. Mr. Stevens said Greenwich Township does not allow shared driveways. Mr. Bogia stated the Penn DOT regs allow a minimum use driveway to be used by two homes.

Carl Dunn asked if Penn DOT had provided the right of way measurements at the intersection. Mr. Kobularcik stated that the right of way was taken from documents at the Recorder of Deeds Office. Mrs. Sable stated that those documents are incorrect because the right of way was never paid for and not legally acquired; however, the point is mute since the developer is now acquiring the Sable property.

Hearing no further questions, Mr. Stevens thanked Mr. Kobularcik and Mr. Bogia for the presentation.

BUSINESS

Mrs. Hollenbach informed the Board that a draft Data Center Ordinance was being worked on, and the Planning Commission would receive a copy when it was ready for review. This will be an amendment to the Zoning Ordinance.

ADJOURNMENT:

A motion was made by Mr. Wood, seconded by Mr. Berger, to adjourn the meeting at 8:16 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach
Administrator/Secretary/Treasurer