

**The Township of Greenwich
Planning Commission Meeting
Monday, February 18, 2019**

Minutes

CALL TO ORDER AND PLEDGE OF ALLEGIANCE: Chairman Oscar Kleinsmith called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Michael Stevens, Richard Grim, Ken Sanner. Professionals present: Solicitors, Dan Becker; Engineer, Pete Eisenbrown; Secretary Treasurer, Jane Werley.

ANNOUNCEMENTS:

1. Chairman Oscar Kleinsmith informed the audience to state their name and address if addressing the Commission.

HEARING OF THE VISITORS: No Public Comment

APPROVAL OF THE MINUTES:

1. Motion made by RG to approve the Minutes of the January 21, 2019 Planning Commission Meeting, seconded by MS. Motion carried 4-0.

SUBDIVISION AND LAND DEVELOPMENT STATUS REPORT: PC reviewed the report.

PLANS TO REVIEW:

1. The Barn at Walnut Grove – Bob Bauer and Amit Mukherjee, Base Engineering. Peter Lehr, Norris McLaughlin, Dave Hornung, Architect. Greg Jakubowski, Fire Planning Associates by conference call.
 - a. B. Bauer will forward a copy of the PennDOT review to the township.
 - b. Fire Plan Associates Review was discussed. B. Bauer stated that the Fire Planning Associates review approves a one way in, one way out driveway with the code requirement of the driveway being a minimum of twenty feet wide. B. Bauer explained that the plan cannot accommodate the twenty foot wide driveway due to trees a smokehouse and the owner's residence, which the owner would rather not destroy or move. He believes that the modifications made to the radius on the plan will accommodate emergency vehicles. He went on to explain that although the Fire Code requires a twenty foot width for the driveway, a local fire chief may be able to reduce the twenty foot requirement if said chief agrees that fire trucks and responders vehicles can maneuver the driveway in an efficient manner during an emergency. G. Jakubowski explained the importance of a twenty foot width for current and future emergency vehicle access and also to allow fire trucks to maneuver past parked vehicles such as police cars or volunteer fire personnel who may park in the driveway upon arrival to an emergency. It is also important that an ambulance be able to maneuver past a fire truck parked in the driveway. B. Bauer, Base Engineering; Mr. Hauck, fire marshal for the developer; and G. Jakubowski, Fire Planning Associates, will meet with the local fire departments to discuss the safety of the driveway and emergency

vehicle access. They will come back to the Planning Commission with their findings. Solicitor Becker reminded everyone that a two lane access driveway was required in the Conditions set at the Conditional Use Hearing and if that is to be changed in the plan then a second Conditional Use Hearing would need to be held to approve or disapprove that plan change.

- c. M. Stevens inquired about the age of the building and weather automatic sprinklers would be installed in the Barn. D. Hornung, architect on the project, explained the formulas required to determine sprinkler system requirements on the 3200 sq. foot assembly area. Based on the IBC a sprinkler system will not be required. The safety score for the plan scores higher than what is recommended.

CORRESPONDENCE:

1. LTL Consultants – Draft Ordinance Amendments will be discussed at a later date.

ADJOURNMENT: Motion made by RG and seconded by KS to adjourn the meeting at 9:10 p.m.
Motion passed (4-0).

Respectfully Submitted,

Jane Werley
Secretary/Treasurer