

Greenwich Township Planning Commission Meeting
Monday, March 17, 2025

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, David Rydzewski. Professionals present: Solicitor: Colin Macfarlane, Engineer: Michael Bingham, 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. Rydzewski, seconded by Mr. Sanner, to approve the minutes of the February 17, 2025 Planning Commission meeting. All members voted in favor. Motion carried.

PUBLIC COMMENTS AND HEARING OF THE VISITORS:

Dodie Sable of 593 Old Route 22 asked about the GLC Lehigh Valley Warehouse Plan needing a variance to sections 804 and 805 for development along water bodies and steep slopes. Mr. MacFarlane stated that the plan complies with the setbacks from waterways and the grading eliminates steep slopes. Mrs. Sable presented comments for the Army Corp of Engineer wetland comment period that she believes the sanitary sewer disposal will damage the stream, wetlands and wildlife.

SUBDIVISION AND LAND DEVELOPMENT STATUS:

Mrs. Hollenbach reported that if the A & C Truck Repair is not recommended for approval, the plan will need a time extension.

Folino Inn and Spa Planning Module – Mr. Hain told the Commission that the previous planning module review period expired before all additional testing results could be submitted to the PA DEP. The primary septic area is outside the vineyard plantings. The replacement septic location is inside the vineyard plantings, and if needed in the future, some vines would need to be removed.

A motion was made by Mr. Sanner, seconded by Mr. Berger, authorizing the Chairman to sign Component 4A of the Folino Inn & Spa Planning Module. All members voted in favor. Motion carried.

A & C Truck Repair Preliminary/Final Land Development Plan – The Commission heard information about the oil separator not being allowed to connect to the septic system and the need for a holding tank for the floor drain waste. Mr. DeGroot, engineer for the applicant, is proposing a 1000-gallon, traffic rated, concrete tank. The Commission asked for an alarm on the tank so it does not overflow. There was concern that concrete would crack and the tank needs to be non-permeable. Mr. Macfarlane added a holding tank agreement is needed.

Five waivers were requested. Three waivers were previously recommended.

A motion was made by Mr. Sanner, seconded by Mr. Berger, to recommend the Supervisors grant a waiver to Section 502.1.E to allow Zettlemoyer Road to be widened on one side from the centerline of the road to the property line. All members voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Rydzewski, to recommend the Supervisors grant a waiver to Section 502.1.E to defer sidewalk construction until such a time as the Board of Supervisors deems necessary. All members voted in favor. Motion carried.

A motion was made by Mr. Sanner, seconded by Mr. Berger, to recommend the Supervisors grant conditional plan approval to the A & C Truck Repair Preliminary/Final Plan conditioned upon compliance with the items in Systems Design Engineering, Inc's. March 14, 2025 review letter and confirmation of the proposed location and components of the shop floor drain holding tank with fill alarm. All members voted in favor. Motion carried.

Penn West 78 Land Development Plan – Charlie Suhr of Stevens and Lee and Rick Rosenberg of Colliers Engineering, representing the developer, presented the new plan submission. The Crossroads X Warehouse Plan was previously approved in February of 2024 for a 472,000 square foot building. The plan has not been recorded and changes in the market have led to the submission of a new plan for the same location that reduces the building to 374,000 square feet and adds more trailer parking. Mr. Suhr stated everything else on the plan remains the same. The status of the three outside agency permits was discussed. Like the Special Exception, the Penn DOT Highway Occupancy Permit runs with the land and remains in place. The NPDES Storm Water permit renewal has been started. The Wastewater Treatment Permit second part will be issued soon and is published in the PA Bulletin. The same waivers to the Township Subdivision and Land Development Ordinance will be requested as the previous plan.

Mr. Bingham commented that the storm water calculations should be calculated on meadow and will require modification. Mr. Suhr responded that the goal is not to redesign the site and if that is the result, the plan will probably be withdrawn. Mr. Stevens asked if relocating the parking, changes the fire truck circulation? Mr. Sanner asked if the change in building size changed the amount of trucks traffic. The consultants did not know but said the size change reduced the number of employees from 93 to 80. Mr. Macfarlane asked about the sewage treatment permit. Mr. Rosenberg stated it was under review by the PA DEP. Mrs. Hollenbach stated that a Recreation Fee and an Emergency Access Ordinance had been adopted since the first Warehouse Plan was submitted and asked if both would apply to the new submittal. Mr. Macfarlane stated that due to litigation over access, he would have to confer with counsel.

BUSINESS

GLC Lehigh Valley West Wetland Plan – The Township will provide the latest review letter stormwater comments and the comments submitted by Dodie Sable to the Army Corp of Engineers.

ADJOURNMENT:

A motion was made by Mr. Berger, seconded by Mr. Rydzewski, to adjourn the meeting at 8:15 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach
Administrator/Secretary/Treasurer