

Greenwich Township Planning Commission Meeting
Monday, May 19, 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, Richard Wood, 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. Sanner, seconded by Mr. Rydzewski, to approve the minutes of the March 17, 2025 Planning Commission meeting. All members voted in favor. Motion carried.

PUBLIC COMMENTS AND HEARING OF THE VISITORS:

SUBDIVISION AND LAND DEVELOPMENT STATUS:

Mrs. Hollenbach reported all plans are current through August.

Penn West 78 Land Development Plan – David Wilson of Colliers Engineering asked to address the Commission on four points: the review letter and third-party approvals, waivers requested, the special exception and variance, and granting of preliminary/final plan approval.

Review Letter – Mr. Wilson stated that the warehouse size has been reduced by about 100,000 square feet and parking has been added. Many comments have been addressed and some of the comments left will be addressed by signing plans and agreements. The developer feels he can comply with the remaining comments. The Berks County Planning Commission review was received and defers to the township regulations and 3rd party approvals but does note the land is in an economic development area. The draft PA DEP permit for sewage has been received and the storm water NPDES and Erosion and Sedimentation Plans will be submitted to the PA DEP in early June. There have been several meetings between the developer and the PA DEP.

Waivers – Mr. Wilson reviewed the waivers being requested for the project. A waiver is sought to allow the plan to proceed as Preliminary/final and perform the reviews concurrently. The applicant is asking for a waiver from the utility impact study and requesting a waiver to constructing curb and sidewalk along Krumsville Road because Penn DOT prefers no curb along state roads. Another waiver is requested to allow the detention basin to have a 2 to 1 slope. A waiver to reduce the size of a stormwater orifice was withdrawn. The Commission took no action on the waivers and asked that the area for sidewalk be shown on the plan and a note included stating that sidewalks are deferred until such a time as the Supervisors requested, they be installed. The Commission was open to the rest of the waiver requests.

Zoning Hearing Application – The applicant needs the same relief granted for the previous plan called Crossroads X. Warehouses in the industrial zoning district require a special exception and must have twenty-five acres and direct access to a state road. Variances are being sought to allow the ten percent landscaping requirement to be placed by the stream instead of at the loading dock and truck parking in the truck court. The applicant also is requesting the time from the hearing to obtain a zoning permit be extended to three years due to the current economic climate. The Commission took no position on the zoning hearing application.

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Public Comment

Fred Germann stated that the 2 to 1 slope may not be safe and asked if the soil in the fill had been analyzed. Mr. Bingham stated that he would be reviewing the geologist's report. Mr. Germann asked about the infiltration basin and lateral permeability. Mr. Macfarlane stated that Systems Design Engineering is requiring stricter storm water calculations. Mr. Wilson explained the double ring infiltrometer test that he is using, which is a conservative design approach with a larger factor of safety. The storm water agreement will be put in place to allow the township to mandate improvements if the basin does not act as designed. Mr. Germann felt it was best to get elevations. Mr. Bingham stated that the locations will be marked on the plan.

Plan Approval – No action was taken on the plan. Mr. Macfarlane stated that the township is open to a combined preliminary/final plan approach because this has been through the process before and getting a thorough review again. He added that the zoning hearing proceeding would likely be in July. It could not be scheduled in June due to scheduling and vacation conflicts. The developer has granted an extension of time to the Municipal Planning Code deadline.

BUSINESS: None

ADJOURNMENT:

A motion was made by Mr. Berger, seconded by Mr. Wood, to adjourn the meeting at 8:06 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach
Administrator/Secretary/Treasurer