

Greenwich Township Planning Commission Meeting
Monday, June 16, 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. Rydzewski, seconded by Mr. Sanner, to approve the minutes of the May 19, 2025 Planning Commission meeting. All members voted in favor. Motion carried.

PUBLIC COMMENTS AND HEARING OF THE VISITORS:

Dodie Sable gave the Commission a handout and stated that in a conversation with Penn DOT, she was told that the township is the applicant on the HOP and can dictate what is or isn't considered safe for the intersection. Changes to the intersection will require removal of two or three buildings and have a detrimental effect on the integrity of the historic community. The intersection is currently subpar, and the Sable and Gruber driveways will open into the intersection after improvements are made by the developer. Mrs. Sable stated this was very unsafe. Brian Kobularcik for GLC Lehigh Valley West went over the steps in the traffic planning process: scoping application, traffic impact study, line and grade plans and finally the traffic study, right of way plan and HOP plan. The project is almost 90% through the traffic impact study phase. All decel lanes are now on the property. Mr. Sanner asked if the developer was overlooking the driveways. Mr. Courtney, lawyer for the developer, stated that any impact will be looked at and the developer will be required to show alternatives. Conversation will be had with Penn DOT about the driveways.

Fred Germann asked how long Krumsville has been zoned commercial. Mr. Macfarlane stated that Krumsville always had commercial uses like the hotel. The Township officially put zoning in place in 1973 and the most current map on the wall dated 2000, revised in 2003 and 2012, shows commercial zoning in Krumsville.

Mrs. Sable offered the video surveillance of the intersection for non-reported accident data. She has been recording the intersection since 2018.

SUBDIVISION AND LAND DEVELOPMENT STATUS:

Mrs. Hollenbach reported all plans are current through August.

GLC Lehigh Valley West Land Development Plan – Mr. Kobularcik stated that the plan has undergone changes due to the PA DEP and Army Corp of engineers redesignating the stream classification as high quality. The one building has been redesigned to be longer and narrower to avoid wetlands, and it is not a cross-dock facility. The driveway entrance has been shifted, and the trailer drop lot reconfigured. Should this preliminary plan be approved, the developer will withdraw the existing approved preliminary plan.

Mr. Bingham stated that some infiltration testing is required, and the fire chief has commented on the fire access lane not being around the entire building. Mr. Kobularcik stated that there was no regulation in the township ordinances requiring full access driveway around an entire building.

Mr. Bingham responded that while the township has not adopted the Uniform Construction Code Fire Code, Section 501.4 of the Subdivision and Land Development Ordinance on health, safety and welfare apply to the cul-de-sac concept. Mr. Kobularcik stated he has developed buildings in other townships without full access and cited a recent Forks Township build. The GLC Lehigh Valley West building is fully sprinklered and the area where the road does not connect has level spreaders for storm water, a PA DEP requirement. Mr. Macfarlane asked about the fire company equipment that would be used in a fire. Mr. Brett stated that the aerials will not reach and that is why full access around the entire building has been requested. Also, every other parking area has a secondary exit. The parking area with the cul-de-sac would be blocked in the event a fire truck needed to set up. Mr. Kobularcik stated he could eliminate the cul-de-sac but can't bump the warehouse back because it needed to meet the zoning setbacks. Mr. Courtney stated they will take a look at the plan and figure out a solution. No action was taken on the plan.

BUSINESS: Mr. Stevens acknowledged supervisor elect Dunn in the audience and asked him to introduce himself. Mr. Dunn is a 22-year resident along with his wife. They have three children.

Mr. Stevens discussed AI impacts on the future.

ADJOURNMENT:

A motion was made by Mr. Sanner, seconded by Mr. Berger, to adjourn the meeting at 8:30 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach
Administrator/Secretary/Treasurer