

**The Township of Greenwich
Board of Supervisors Meeting
Monday, February 3, 2020**

Minutes

CALL TO ORDER IMMEDIATELY FOLLOWING RE-ORGANIZATION MEETING: Chairman Victor Berger called the meeting to order at 7:30 pm. Members present: Dean Spohn and Alice Flyte. Professionals present: Solicitor, Dan Becker and Alex Elliker; Secretary/ Treasurer, Jane Werley.

ANNOUNCEMENTS:

1. Chairman Victor Berger informed the audience to state their name and address if addressing the Board. All visitors addressing the Board must be signed in.
2. RTK Requests - Dodie Sable. Copy of LTL Consultants review letter on the Thompson/Lick Subdivision. Document copies showing PSIP JVI had conveyed the deeded property to PennDOT.

APPROVAL OF THE MINUTES:

1. Motion to approve the Minutes of the January 6, 2020 Board of Supervisors Reorganization Meeting. Motion made by DS, seconded by AF. Motion Carried 3-0.
2. Motion to approve the Minutes of the January 6, 2020 Board of Supervisors Meeting. Motion made by AF, Seconded by DS. Motion Carried 3-0.

HEARING OF THE VISITORS:

1. Krumsville Coalition – Dodie Sable – Residents’ requests to the Township pertaining to the proposed warehouse and Krumsville/Rt. 737 intersection.
 - a. A new TIS/TIA be performed prior to decision on the proposed warehouse HOP and be done by someone other than the developer.
 - b. Meeting with PennDOT to review and discuss HUD regarding sound levels; review the Truck Movement study performed by LTL Consultants; have PennDOT review more than the warehouse entrance and review the Krumsville intersection separate of the driveways.
2. Fred Germann – Agrees with Dodie’s requests as he has no confidence in the impact studies completed and personally finds them only to be 25% accurate.
3. Ron Corkery, Esq. for Dodie Sable. Discussion took place on the Thompson/Lick subdivision and why he believes it should be rejected due to the illegal subdivision and nuisances’ issues.

PLANS TO REVIEW:

1. Subdivision of Land Development Plan Status Report. Board reviewed the report.
2. The Barn at Walnut Grove – David Laudadio – Preliminary Plan
 - a. Motion made by AF to accept the 120 day extension of time granted by David Laudadio, seconded by DS. Motion Carried 3-0.
 - b. Zoning Hearing to discuss two uses on one property has been scheduled for March 10, 2020 at 7:00 pm.
 - c. Motion made by DS to approve Kozloff Stoudt to represent the Township at the March 10th Zoning Hearing, seconded by AF. Motion Carried.
3. PSIP, JVI, Crossroads X #2 – Charlie Suhr Esq.
 - a. Preliminary Plan. P. Eisenbrown went over his latest review of the plan. Additionally, there were four waivers to be considered.
 - i. Waiver no. 1 - Section 517.2 - Utilities Impact Study

1. Motion made by AF granting the waiver to not require the utility study as no public utilities will be used on property, seconded by DS. Roll Call AF-aye, DS-aye, VB-aye. Motion Carried 3-0.
- ii. Waiver no. 2 and 3 - Section 602.3 and 602.4 Curbs and Sidewalks
 1. Motion made by AF granting the waiver to not require curbs and sidewalks along Route 737 as it is a state road, seconded by DS. Roll Call AF-aye, DS-aye, VB-aye. Motion Carried 3-0.
- iii. Waiver no. 4 - Section 2.3.C.5 – Detention Ponds
 1. After discussion with and recommendation of the Township Engineer, Motion made by AF granting the waiver to allow the exterior basin side slopes to be a 2:1 slope, seconded by DS. Roll Call AF-aye, DS-aye, VB-aye. Motion Carried 3-0.
- b. Compliance Plan. Discussion on the invalid/illegal subdivision for approximately one tenth (1/10) acre of property on the southern adjoining lot deeded as right-of-way to PSIP, JVI Krumsville Rd, LLC. A deed for that property has now been conveyed to PennDOT. As no subdivision plan was ever submitted to the Township for approval, as required by the MPC and the Township SALDO, developer submitted a Compliance Plan to be reviewed by the Board of Supervisors to show the conveyance did not create any zoning or other development issues. Solicitor Becker explained the legal technicality; where subdivision approval is required, but PennDOT also requires a developer, not a third party, to own the right-of-way land associated with a project prior to conveying that land to PennDOT. AF questioned if the proper subdivision application was submitted prior to purchase would the plan have met all Township subdivision requirements. VB stated that when the developer and their previous Attorney were told by the BOS that they would need to take the necessary steps to correct the issue with the subdivision they did not come back to the BOS before conveying the land to PennDOT. Only after the land was conveyed did they come in front of the BOS with this Compliance Plan. Developer's Attorney C. Suhr explained that he was not the developer's attorney at the time the land was originally conveyed from the previous owner to his client and that he cannot go back and change what was done eighteen months ago. Suhr also explained that in his experience, land like this being conveyed to PennDOT as right-of-way has not required a subdivision. Suhr was also open to the Township imposing a penalty, in the form of a fee, for the violation of the Township SALDO, which could be documented and relied on for future issues concerning subdivision violations. He also asked if the BOS needed more time to review the Compliance Plan to check if anything else would need to be addressed for them to show compliance. After a short recess Attorney Suhr requested more time to explore further solutions to submit a recorded subdivision plan. He then, on behalf of the developer, granted a sixty (60) day extension of time to the BOS in writing. Motion to accept the extension of time made by AF, seconded by DS. Motion carried 3-0.

OLD BUSINESS:

1. Letter dated January 9, 2020, received from the PA Dept. of Transportation denying the Township's request for brake retarder restrictions on both Old Rt. 22 and Rt. 737 due to each of the roadways having 500-foot sections of highway that exceed a 4 percent downhill slope.
2. Long Lane Traffic Study. Board reviewed LTL's traffic study and asked for clarification on wheel base in excess of 21 feet. Discussion will be tabled until clarification is made.

NEW BUSINESS:

REPORTS:

1. Roadmaster – Bobby Follweiler - no report
2. Engineer Report – Zoning UCC Bldg. Permit Report – LLT Consultants
 - a. Board reviewed the engineering and permit reports. Motion made by AF to accept the reports as submitted, seconded by DS. Motion carried 3-0.
3. Solicitor – Alex Elliker – nothing further

FINANCIAL MATTERS:

1. Motion made by DS and seconded by AF to approve the bills as presented. Motion carried 3-0.
2. Motion made by AF and seconded by DS to approve the Treasurers Report as presented. Motion carried 3-0.

ADJOURNMENT: Motion made by AF and seconded by DS to adjourn the meeting at 10:01 pm.
Motion passed 3-0.

Respectfully Submitted,

Jane Werley
Secretary/Treasurer