

**The Township of Greenwich
Board of Supervisors Meeting
Monday, October 2, 2017**

Minutes

CALL TO ORDER AND PLEDGE OF ALLEGIANCE: Chairman Victor Berger called the meeting to order at 7:30 pm. Members present: Harry Hoppes and Alice Flyte. Professionals present: Solicitor, Dan Becker and Alex Elliker; KCE Zoning & Engineers Keith Lawler and Ryan Christman; Roadmaster, Bobby Follweiler and Secretary/ Treasurer, Jane Werley.

ANNOUNCEMENTS:

1. Chairman Victor Berger informed the audience to state their name and address if addressing the Board.
2. Chairman Victor Berger informed the audience that the meeting will be recorded and deleted once the meeting minutes are typed.
3. Chairman Victor Berger informed the audience that an executive meeting was held October 2, 2017 from 6:00 pm to 7:00 pm.

APPROVAL OF THE MINUTES:

1. Motion to approve the Minutes of the September 5, 2017 Board of Supervisors Meeting. Motion made by HH and seconded by AF. Motion passed 3-0.

HEARING OF THE VISITORS:

1. Larry Wiersch of Cetronia Ambulance Corps spoke to the audience about how the ambulance corps is run and its effectiveness. To clear up any misgivings about Cetronia Ambulance Corps. servicing Greenwich Township he gave extensive information on past performance and what their mission is in adding Greenwich Township to their run cards. Mr. Wiersch ask the residents and board to stop by his office or call him directly at any time they may have a question or to request information.
2. Dodie Sable, 593 Old Rt. 22. Spoke to the Board about her continued concerns about the safety and health of Greenwich Township residents if the Crossroads X warehouse is approved. Submitted a letter to the Board which included a petition signed by residents asking that the Crossroads X warehouse plan be denied. She also informed the BOS that she and some of the residence will be installing devices to monitor air quality. Dodie's attorney was present but had no comment.
3. Vijram Singh, asked the Board about the property he recently purchased at 4097 Krumsville Rd. He was directed to the Zoning Officer and the Sewage Enforcement Officer to acquire the information needed.

PLANS TO REVIEW:

1. Crossroads X – Brian Meyers, Engineer went over the warehouse plans and is confident that they comply with all Township Ordinances. Second access added for emergency access. Discussion took place as to whether or not the emergency access has met the requirements of the fire code. Crossroads X stated that they had met with Fire Chief Matt Brett of the Kempton Fire Company on two occasions to discuss the access road, however, Matt Brett states in his letter that he also has

some concerns on traffic but must comply with the PennDot findings. Board members and residents voiced questions/concerns on this matter and the BOS would like confirmation from Matt and the Township's Engineers that all requirements of the Fire Code are being met and if Appendix D of the 2015 Version or similar emergency access drive requirements apply to the Crossroads X project. Crossroads X agreed to meet with Matt again in the next two weeks. Brett that all requirements of the Fire Code adopted in August 2016 are being met. Crossroads X agreed to meet with Matt again in the next two weeks.

There was extensive discussion between Crossroads X experts, BOS members and residents concerning the safety of roads at the intersections of Route 737 and Old Route 22 and at Route 737 and Rhoades Road. Crossroads X has agreed to look into the Rhoades Road intersection further and will report findings at the next BOS meeting.

Waivers requested for recreation impact study and utilities impact study. The warehouse will have on site water and sewer. Trash will be maintained inside the facility and disposal will be by private hauler. BOS would like a note on the plan on how solid waste will be disposed of and Crossroads X will provide that information.

BOS is also requesting a letter from Med Ed about electrical service being provided to the warehouse.

Clarification was made that the warehouse will have its own water holding tank and that the Fire Company will have 24/7 access to that tank if water is needed for any emergency. Crossroads will also be supplying Kempton Fire Company with equipment and training for thirty fire fighters to be certified to go down manholes and to access their fire system at all times. Fire company will have 24/7 access to the warehouse property and the Knox box system. The Fire Chief will be doing a yearly walk through and a walk through whenever a new tenant moves in.

SALDO 513.5B – Dan Becker requested a letter from Crossroads X concerning this before preliminary plan approval. Crossroads X engineer Brian Meyers stated that a letter concerning this is only required for residential and not commercial properties. It was agreed that a letter would be submitted for will serve from Met Ed.

Discussion on retaining walls and fencing meeting Zoning requirements and whether these structures can be in setbacks as per zoning. Question as to whether or not they require zoning relief for this will be answered before the next meeting.

509.9F5 – Question on cuts and fills with adjoining properties. Crossroads X stated that KCE required that they look at this issue specifically and Chris Noll later approved that they are meeting the requirements.

Discussion on the endangered bog turtles. Crossroads X has had all inspections and complies with all state agencies concerning the bog turtles.

Victor asked if the developer if they would consider depositing funds into an escrow account that could be used in a certain amount of time if the Township is required to install a traffic light. They

would have to agree on an amount and length of time. At this time Crossroads X was not in a position to discuss this matter but may discuss further at a later date.

EXTENSION:

Dan Becker and the BOS requested an extension for the preliminary plan review based on four areas of concern.

1. Rhoades Road intersection at Route 737.
2. Separation of turn ways approved by Matt Brett.
3. Utilities Letter from Met Ed.
4. Possible set back issue with zoning relating to retaining walls and fencing.

Crossroads X granted an extension limited to the four above concerns until November 10, 2017.

Crossroads will have all concerns answered and submitted to the BOS within two weeks of the November 6, 2017 meeting so that they will also have two weeks to review.

OLD BUSINESS:

1. Planning Module for Crossroads X – Motion was made by AF and seconded by HH to execute and sign the Component 2 Planning Module for Crossroads X as submitted by Berks Enviro Tech, Inc. Motion passed 3-0.
2. Dawn Gilbert O&M agreement – Motion was made by AF and seconded by HH to approve and execute the agreement as submitted by Berks Enviro Tech, Inc. Motion passed 3-0.
3. Board Reviewed the Monthly Subdivision and Land Development Status Report.

NEW BUSINESS:

REPORTS:

1. EMC – Cheri Keim – Nothing new to report
2. Roadmaster – Bobby Follweiler
 - a. Working on the list of vacating roads.
 - b. Paving is done. Final mowing in progress.
 - c. Chipper needs to be looked at.
3. Zoning Officer/Engineer Report – Ryan Christman
 - a. Motion made by HH and seconded by AF to accept report. Motion Passed 3-0.
4. UCC Building Permit Report – LTL Consultants – Nothing New to report.
5. Zoning/Building Report – Technicon – Nothing new to report.
6. Solicitor – Dan Becker – Nothing new to report.

FINANCIAL MATTERS:

1. Motion made by AF and seconded by HH to approve the bills as presented. Motion passed 3-0.
2. Motion made by HH and seconded by AF to approve the Treasurer's Report as presented. Motion passed 3-0.
3. Motion Made by AF and seconded by HH to authorize Secretary, Jane Werley to set up a budget workshop and submit advertisement to the newspaper.

ADJOURNMENT: Motion made by HH and seconded by AF to adjourn the meeting at 10:50 pm.
Motion passed 3-0.

Respectfully Submitted,

Jane Werley
Secretary/Treasurer