

**The Township of Greenwich
Board of Supervisors Meeting
Monday, November 6, 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 Chris Noll and Allen Kortze; LTL Code Enforcement Officer John Weber; Roadmaster, Bobby Follweiler and Secretary/ Treasurer, Jane Werley; Berks Court Reporting Service Susan Quigley.

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.

APPROVAL OF THE MINUTES:

1. Motion to approve the Minutes of the October 2, 2017 Board of Supervisors Meeting. Motion made by HH and seconded by AF. Motion passed 3-0.
2. Motion to approve the Minutes of the October 20, 2017 Board of Supervisors Meeting, Budget Workshop. Motion made by AF and seconded by HH. Motion passed 3-0.

HEARING OF THE VISITORS:

1. Dodie Sable, 593 Old Rt. 22. Requested to be on the agenda but stated that she was advised not to address the Board at this time and deferred to her attorney Steven Price. Dodie did thank the Board and Secretary for getting the new website launched.
2. Linda Wood, 142 Circle Rd. Asked about the new Billboard being erected on Old Rt. 22. It was explained that Dietrich's Meats was losing their sign due to the PennDot project. They applied for a variance and the Zoning Hearing Board granted Zoning Relief for the signage as it is a permitted use.

PLANS TO REVIEW:

OLD BUSINESS:

1. Crossroads X –
 - a. Chris Noll of KCE went over the review letter, dated November 3, 2017 for the Crossroads Preliminary Plan, warehouse and distribution center.
 1. Zoning. In accordance with Section 408.1.A. a warehouse is a permitted use.
 2. Zoning. Parking required under 302.2. Crossroads is confident they will be within the parameters to provide adequate employee parking. They acknowledge the fact that the warehouse with tenant must comply with ordinance 602.2 and if the parking area does not meet the requirements they will have to come back to the Township and apply for necessary permits to expand the parking area. Additional property is available if the need for additional parking arises after tenant is known. Depending on the space needed for trucks the trucking area could be used for employee parking without expanding the property. Dan Becker questioned the parking requirements as there is an amendment to the original ordinance. Ordinance 2014-01 updates parking regulations.

3. Zoning. Crossroads was advised that they need to have additional well testing completed. One well has been drilled and the other testing is in progress.
 4. SALDO. As discussed at the October 2, 2017 BOS meeting the additional notes requested by the Board were submitted to Dan Becker in an October 23, 2017 letter from Crossroads X. Six items were included for solid waste disposal, fire hydrant, fire fighter access to water storage, central control area, signs for Long Lane and HOP low volume driveway.
 5. Stormwater. NPDES Permit issued.
 6. Stormwater infiltration. KCE will be permitted to be present for permeability testing.
Board has approved verbiage of notes and items will be added to the developers plan.
- b. Allen Kortze of KCE went over the review letter, dated November 3, 2017 for the Crossroads Preliminary Plan, supplemental traffic impact study.
1. Review of the supplemental traffic impact study ("SR 737 & Old US Route 22 / Rhoads Road Analysis" dated October 30, 2017, prepared by McMahon Transportation Engineers & Planners) for Crossroad X. KCE simulation supported the other analyses' conclusions that from a traffic operation standpoint, the intersections have the capacity to accommodate the additional traffic generated by the warehouse development.
 2. Applicant's engineer provided potential improvements that could be made at the intersection. Alternatives were discussed and KCE would recommend moving the existing stop sign on the Southbound Krumsville Road approach approximately 20' south of its current location and add a new "DO Not Block Intersection" sign would also be advised along the west side of Krumsville Road at a point about 15' north of Rhoads Road. Another safety improvement mentioned in the study was the removal of some of the existing hedgerow on the northwest corner of the Krumsville Road / Old Route 22 intersection to provide longer lines-of-sight on both the southbound and northbound approach. This removal of hedgerow would require PennDOT's approval in the form of a separate HOP and the study states that the Applicant would need to be willing to make a contribution to the construction costs. Potential realignment of Rhoads Road to intersect with Old Route 22 would require acquisition of private property which has not been pursued by the Applicant.
 3. Drawing submitted by Applicant shows two different crash scenarios within the Krumsville Road / Site Driveway intersection. It shows that if a crash occurred between two tractor-trailers at either of two specific locations a clear route to the emergency access drive would still be available for responding vehicles.
 4. Kate Durso commented that KCE's traffic review was accurate and as far as safety issues stated that PennDOT's guidelines are meant to provide safety and they stand by their receipt of PennDOT's approval.
 5. PennDOT meeting on November 1, 2017. Letter written to Dodie Sable from Michael W. Rebert of the Pennsylvania Department of Transportation. Developer is confident that they complied will all issues; however, PennDOT offered no opinion or decision directly following the meeting.

- c. John Weber of LTL went over their review letter, dated November 3, 2017. Crossroads X received a copy of the review letter at 3:00 pm on November 6, 2017 the day of the BOS meeting. LTL looked further into issues on retaining walls and emergency access drive.
 - 1. Section 805 of our Zoning Ordinance states no structure shall be located within 50 feet of the banks of any stream. Developers plan proposes retaining walls associated with the access drive to the southern side of the building are located within 50 feet of the steam. Kate Durso will argue that other retaining walls needed to cross over water exist in the Township and their plan show's what must be done to construct the bridge to cross over the creek. As in stormwater culverts. Discussion took place on the ordinance not differentiating a structure.
 - 2. Section 509.9.F.5 of our SALDO Ordinance. In order to document compliance it is recommended that construction plans detail and specification be added to the plan which demonstrate that the proposed retaining wall along the northern property line can be constructed without disturbing the adjacent property. Kate Durso explained that these details are not required for a preliminary plan and can be a condition of the preliminary plan approval, the Board still requested it to be sure the preliminary plan is buildable. Kate will take it under advisement.
 - 3. Section 515 of or SALSO Ordinance alternate means of ingress and egress may be required where deemed necessary in the public interest. It is recommended that the emergency access drive be relocated to the northern side of Long Lane Road in order to create greater separation from the primary site access. The plans now show only a 70 feet centerline to centerline and concern is that a significant accident or emergency could block access to both drives forcing emergency vehicles coming from the north to detour around. Discussion took place on relocating the emergency access drive to the north side of the property which was originally requested by Kempton Fire Chief, Matt Brett. Steep grades on the north side may not allow for zoning approval in that location which is a design problem. PennDOT has not requested any changes to the access drive; PennDOT does review emergency access plans but not on location of actual access drive. It was mentioned that the Township has not adopted the amendment to the IFC concerning access separation distance however the Township may still use that amendment as a guideline for safety issues.
 - 4. Current plan appears to extend onto the frontage of the Kenneth M. Jr. and Jude Thompson property. Developer has easements from the Thompson property. Dedication from the Thompson property right-of-way to be conveyed to the developer and developer will then convey it to PennDOT.
- d. Steven Price, Attorney, 520 Walnut Street, Reading PA.
 - 1. Representing Dodie Sable reinstated the safety concerns on the emergency access road and the intersection of Route 737 and Old Route 22. Stated that the developer created their own hardship due to their design and that he felt it was unfair to expect the BOS to grant approval with all the questions and concerns.
- e. Leroy Kerschner, 1895 Krumsville Rd. Stated that in his opinion PennDOT has created death traps all along Route 78 and now the developer is asking the Township to create another death trap along Route 737. He asked the BOS if they would feel their hands will be clean if they accept that. He does not. Also mentioned that he was speaking for the Albany

Township residents who use Route 737 to go to work and school who also feel that 737 will be the next death trap if approved.

- f. Andrew Dietrich, Kempton. As mentioned at the last BOS meeting man-hole training will only be provided by the developer to the primary fire company which is Kempton. Concerned that Kempton does not have a ladder truck and doesn't know how Kempton plans to fight a fire in a building as large as the proposed warehouse without one. Matt Brett, fire chief for Kempton addressed this by saying that training could be extended by the developer to the other departments. Dan Becker asked Matt if he felt it would be important to have the other fire departments trained and he answered yes. As far as the areal truck that's kind of a loaded question because it's stating that they would not be able to fight any fire over two stories within the Township. Kempton cannot afford a ladder truck, nor does Matt feel he would want the expense of a ladder truck when they have four other departments close by who do have them. They rely on mutual aid, and no, they do not have a ladder truck, but to say they would not be able to fight a fire is somewhat premature.
- g. Fred Germann, 1273 Krumsville Rd. Stated that the concerns on the retaining walls could be eliminated with test points to determine what kind of soil is there for the design, and that there is no excuse for not providing that information on the preliminary plan.
- h. **WAIVERS:** Per the Board's request at the September 5, 2017 BOS meeting a letter from Med Ed was received confirming that they will provide service to the Crossroads X project in accordance with the rules and regulation of their tariff as filed with the PA PUC, and will meet all other necessary requirements. Developer of Crossroads X requested a decision on their previous request to be granted two waivers for the recreation impact study and the utilities impact study. Motion to grant both waivers was made by HH and seconded by AF. Motion passed 3-0.

At this time Kate Durso requested a ten minute break to confer with her client the possibility of an extension.

- i. **EXTENSION:** Developer of Crossroads X requested a 30 day extension to review comments on LTL letter received just hours before tonight's meeting and KCE letter received Friday, November 3, 2017. Motion to approve an extension until December 11, 2017 was made by HH and seconded by AF. Motion passed 3-0.

- 2. Greenwich Township Website has been launched. www.greenwichtownship.org.

NEW BUSINESS:

- 1. Motion made by HH and seconded by VB to grant permission to New Tripoli Bank to install an Electronic Check Reader in the Municipal office for deposits of checks to all accounts. Jane Werley and Alice Flyte would have access required to do the electronic deposits. Motion passed 3-0.
- 2. Motion made by AF and seconded by HH to release the Driveway Escrow balance of Timothy Moyer, 74 Clover Valley Rd. in the amount of 587.35. Motion passed 3-0.
- 3. Motion made by HH and seconded by AF to release the Storm Water Escrow balance of Dean and Dena Bruno, 1531 Old Rt. 22 in the amount of 1771.26. Motion passed 3-0.

REPORTS:

- 1. EMC – Cheri Keim – Nothing new to report

2. Roadmaster – Bobby Follweiler
 - a. Although the Road Swap Funds have not been received PennDOT has taken ownership and control over Old Rt. 22. Greenwich Township will be taking over three roads once the funds have been transferred.
 - b. Repairing pot holes and spreading anti-skid
 - c. Tree trimming will start later this week
 - d. Winter Maintenance Agreement has been received but will not be forwarded until the Road Swap funds are received. Motion to elect resolution #2017-04 for the Winter Maintenance Agreement made by AF and seconded by HH. Motion passed 3-0.
 - e. In response to Fred German's comment on having the damaged backhoe, Welded Up, and repaired by a local welding shop for \$3000.00 instead of buying a new part from John Deere for \$9000.00. The backhoe pivot cracked and it was never estimated to repair the backhoe by welding the damage. A welding repair was never an option due to the type of damage. John Deere's estimate for a new part from factory was \$6000.00 not \$9000.00, as stated by Fred, and would need to be replaced locally which would have brought the estimate for the entire job to over \$7000.00. Bobby contacted G & R Tractor Repair and they located a used part in Texas. The invoice for the used part including freight and installation by G & R Tractor came in under Bobby's original estimate of \$3000.00. The savings to the Township was above \$4000.00.
3. Zoning Officer/Engineer Report – Chris Noll
 - a. Motion made by HH and seconded by AF to accept report. Motion Passed 3-0.
4. UCC Building Permit Report – LTL Consultants
 - a. Motion made by AF and seconded by HH to accept report. Motion passed 3-0.
5. Zoning/Building Report – Technicon – Nothing new to report.
6. Solicitor – Dan Becker
 - a. Allen Madeira may need Dan and the Board to assist in a permitting matter. Details are not clear at this time. Dan will speak with Allen about the matter and forward findings to the BOS for review.
 - b. EMS – Revised report was received from John Kloss however Brian Gottschall from Berks County has questions about it and the report is being revised. Possibly will be ready for discussion at the the December BOS meeting but could possibly be moved to the January BOS meeting.

FINANCIAL MATTERS:

1. Motion made by HH and seconded by AF 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.

ADJOURNMENT: Motion made by AF and seconded by HH to adjourn the meeting at 9:37 pm.
Motion passed 3-0.

Respectfully Submitted,

Jane Werley
Secretary/Treasurer

