

**The Township of Greenwich
Planning Commission Meeting
Monday, May 15, 2017**

MINUTES

CALL TO ORDER AND PLEDGE OF ALLEGIANCE: Chairman Oscar Kleinsmith called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Michael Stevens, and Richard Grim. Professionals present: Engineer, Chris Noll; Solicitor, Alex Elliker and Secretary/Treasurer, Tara Jones. Absent: Tim Radway and Kerry Berger.

ANNOUNCEMENTS:

1. Chairman Oscar Kleinsmith informed the audience to state their name and address if addressing the Commission.

ACTION ON THE MINUTES:

1. Motion was made by RG and seconded by MS to approve the Minutes of the March 20, 2017 Planning Commission Meeting. Motion passed (3-0).

PLANS TO REVIEW:

1. Crossroad X --
 - a. The Township received a letter of extension from Crossroads X on April 19, 2017 requesting an extension until July 31, 2017. At the May 1, 2017 Board of Supervisors Meeting, the Board granted the extension.

SUBDIVISION AND LAND DEVELOPMENT STATUS REPORT:

1. The Commission reviewed the report.
2. Chris Noll, Zoning Officer/Engineer, mentioned that the only active Plan is the Crossroads X Plan. He also mentioned that no revised Plans have been submitted to the Township from Crossroads X.

CORRESPONDENCE:

1. Proposed Zoning Ordinance Amendment
 - a. Solicitor Alex Elliker reviewed the letter from the County of Berks Planning Commission regarding the Act 247 Zoning Amendment Review of Convenient Stores, Warehouses.
 - b. Motion was made by MS and seconded by RG to recommend approval of the proposed zoning ordinance to the Board of Supervisors. Motion passed (3-0).
2. KCE Report – The Planning Commission reviewed the report.
3. Technicon Report – The Planning Commission reviewed the report.
4. LTL Report – The Planning Commission reviewed the report.

HEARING OF THE VISITORS:

1. Greenwich Township Residents – Dodie Sable, Representative
 - a. Dodie Sable of 593 Old Route 22, on behalf of the Greenwich Township residents, asked the Commission whether Rhoades Road is going to be a one way. Chairman Oscar Kleinsmith responded that at this time there are no plans to make Rhoades Road a one way road.
 - b. Ms. Sable asked the Township to require PennDOT to conduct a thirty day Traffic Impact Study (TIS) at the intersection of Old Route 22 and Route 737. Ms. Sable asked that PennDOT conduct a TIS before they issue the Highway Occupancy Permit (HOP).
 - c. Ms. Sable asked the Township to dispute PennDOT's tractor trailer trip numbers traveling to/from the proposed warehouse.

- d. Ms. Sable asked the Township to investigate the wear and tear of the roads that will occur if the proposed warehouse is built.
- e. Ms. Sable asked the Township to investigate what the Developer is going to do to make sure queuing is done at the proposed warehouse site and not on the roads.
- f. Ms. Sable questioned where the alternate routes will be if Route 737 is detoured.
- g. Ms. Sable questioned the credentials of the Township Engineer, Chris Noll. Mr. Noll responded by saying that Keystone Consulting Engineers (KCE) is the Township Engineer. Mr. Noll also stated that KCE has PE's that do review the Plans submitted to Greenwich Township. Mr. Noll stated that he has never said he was a PE, verbally or in writing.

Solicitor Alex Elliker stated to the public that there is no revised Crossroads X Plan in front of the Commission at this time and there is no action for the Planning Commission to take at this time.

- h. Ms. Sable asked the Township to have all the wells tested in Greenwich Township.
- i. Ms. Sable questioned how the electric is going to be affected with the proposed warehouse if the electric goes out in Krumsville.
- j. Ms. Sable mentioned that at one of the Board of Supervisors Meetings this year it was stated that studies by the Department of Environmental Protection were done on the proposed warehouse site but when she contacted DEP they told her no studies were done by the DEP.
- k. Ms. Sable requested an impact study be conducted on bird migration.
- l. Ms. Sable asked whether there was a DEP meeting. Township Engineer Chris Noll responded by saying there has not been a DEP meeting with the Township. Ms. Sable requested that a public meeting be held with DEP and the Township regarding the proposed warehouse project.

Solicitor Alex Elliker asked Ms. Sable if she had any other comments. Ms. Sable replied that was all she had. Solicitor Elliker stated to Ms. Sable that her comments were appreciated. Solicitor Elliker asked the public if there were any more comments.

- a. Fred Germann of 1273 Krumsville Road mentioned that the bedrock at the proposed warehouse site will be a problem. Mr. Germann is also concerned with cars driving into the possible retention pond on Route 737 at the entrance /exit of the proposed warehouse site. Chris Noll, Zoning Officer/Engineer, responded by stating that retention ponds are not built anymore. Mr. Noll mentioned that the law requires the Developer to infiltrate on site instead.
- b. Leroy Kerschner of Albany Township asked the Commission their point of view on trespassing on someone's property. Solicitor Alex Elliker responded by saying that this matter needs to be brought up at a Board of Supervisors Meeting. Solicitor Elliker also stated that violations such as this should be reported to the Board of Supervisors and Game Commission.

Solicitor Alex Elliker asked the audience if there was any additional public comment. No response was received from the public. No action was taken by the Commission.

ADJOURNMENT: Motion was made by RG and seconded by MS to adjourn the meeting at 8:16 p.m. Motion passed (3-0).

Respectfully Submitted,

Tara Jones/Alvin Flyte

Tara Jones
Secretary/Treasurer
Greenwich Township