

**The Township of Greenwich
Planning Commission Meeting
Monday, October 15, 2018**

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, Tim Radway, Richard Grim, Kerry Berger. Professionals present: Solicitors, Alex Elliker; Engineer, Pete Eisenbrown; Secretary Treasurer, Jane Werley.

ANNOUNCEMENTS:

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

APPROVAL OF THE MINUTES:

1. Motion was made by TR and seconded by KB to approve the Minutes of the August 20, 2018 Planning Commission Meeting. Motion carried 5-0.

HEARING OF THE VISITORS: No Public Comment

SUBDIVISION AND LAND DEVELOPMENT STATUS REPORT: PC reviewed the report.

PLANS TO REVIEW:

1. Crossroads X Plan #2- Jim Vozar, PSIP, JVI Krumsville Road LLC. Blake Marles, Esquire Stevens & Lee. Brian Meyers, Engineer Landcore Engineering, Brian DiBiase, Transportation Engineer McMahon Associates.
 - a. B. Marles introduced himself as the attorney for the Crossroads Project and stated that he had hired a videographer for this meeting. It came to his attention that residents are not comfortable with engineers speaking outside of public meetings; however, there is lot of detailed information and conversation that is not always easily remembered days and even weeks after a meeting. Having the video will assist them in making requested revisions/changes to their development plan.
 - b. Chairman, O. Kleinsmith stated is concern with having only three weeks to review the revised plan and B. Marles assured him an extension of time would be granted so that both parties would have more time for review and revision.
 - c. A. Elliker gave the audience an overview of the planning stage. The Original Plan #1 submitted in 2015, and denied by the Board of Supervisors in December 2017. Plan #1 is currently in litigation. Plan #2 submitted in March of 2018 has been revised, and the first revision of Plan #2 is under review and the topic of this evenings meeting. Without an extension of time granted by the developer the Planning Commissions deadline for review is tonight, October 15, 2018 with a Board of Supervisors deadline of November 5, 2018. At this time B. Marles again reminded the PC that an extension of time would be granted tonight. Several of the issues for Plan #2, Revision #1 have been corrected based on LTL's review; however, the developer has several questions needing to be answered before moving forward and continuing with the plan revisions. A. Elliker also mentioned the Fire Consultant's review letter was received for Plan #2 from Fire Planning Associates, Gregory

Jakubowski, and that he will be attending at least one meeting to review his report and answer any questions.

- d. A. Elliker asked B. Marles and the Developer if a copy of tonight's video could be made available to the Township if needed or requested in the future and B. Marles responded that he has no objection with getting a copy to the Township if requested.
 - e. B. Meyers reviewed the differences between Plan #1 and Plan #2.
 - A. Building has been made slightly smaller.
 - B. Brought the access around the natural water and drainage instead of installing a bridge over it. This change made adjusting the building size necessary.
 - C. Emergency access has been moved to the North end of the property and has been separated as much as possible with available road frontage.
 - D. Extensive stormwater revisions have been made.
 - f. B. Marles requested that while discussing LTL's review letter a list be kept so that the PC can determine whether or not the engineers be able to communicate outside of a public meeting to discuss minor details and get clarification while revising the plan which would save on time and costs.
 - A. Pg. 5, No. 10, Section 509.9.F.3 – Natural drainage patterns.
 - B. Pg. 6, No. 17, Section 517.4 – Fiscal Impact Analysis was not submitted and is required. B. Myers will forward the updated information directly to P. Eisenbrown
 - C. Pg. 9, No. 5, Section 305.D – Treatment for Hotspot runoff.
 - D. Pg. 9, No. 7, Section 305.I – Infiltration rate and liners proposed.
 - E. Pg. 10, No. 11, Section 309.D – Peak rate calculations in Post Construction Stormwater Report times.
 - F. Pg. 11, No. 1, Section 2.2.B.1.g – Basin Outlet Pipes with anti-seep collars.
No. 2, Section 2.2.C.1 – Slope for Extended Detention Basins.
No. 3, Section 2.3.C.5 – Detention ponds.
 - G. Pg. 11, 12, 13, General Stormwater Comments. To include all comments one (1) through Twenty-Two (22).
2. A. Elliker read through the review letter received from Fire Planning Associates, Gregory Jakubowski. No comments or discussion at this time as the review letter was only received this afternoon and both parties need more time to review its contents.
 3. A. Elliker made a formal request for an extension of time and after a brief consultation with his client B. Marles offered an extension of time giving the Planning Commission a deadline of January 21, 2019 and the Board of Supervisors deadline of February 4, 2019. Motion to accept the extension of time offered made by RG and seconded by TR. Motion carried 5-0.
 4. Motion made by MS to recommend to the Board of Supervisors approval allowing the engineers to discuss minor details of the development plan as listed above, seconded by TR. KB abstained. Motion carried 4-0.
 5. Dodie Sable, 597 Old Rt. 22. There was discussion tonight about a possible meeting with PennDOT and Ms. Sable would like to be notified so that she can be in attendance at that meeting. She also made a comment on the discussion of 10% Landscaping, saying that the 10% specified in the Township Ordinance could be reached by downsizing the building.
 6. Carl Zimmerman, Topton, PA. Is not a resident of Greenwich Township but recommended that the Township reject the Crossroads X Plan to save the roads.
 7. Fred Germann, questioned distance between emergency access roads, believes water storage underground will cause separation at aggregate and will cause potholes, recommends slope should

stay 3 over 1 for stability and adding a wall will increase weight, believes retaining wall is a structure and should not be permitted in the setback.

CORRESPONDENCE:

1. LTL Monthly Reports - PC reviewed the report.

ADJOURNMENT: Motion made by KB and seconded by MS to adjourn the meeting at 10:11 p.m.
Motion carried. (5-0).

Respectfully Submitted,

Jane Werley
Secretary/Treasurer