

Greenwich Township Planning Commission Meeting
Monday, December 16, 2024

CALL TO ORDER AND PLEDGE OF ALLEGIANCE: Chairman Michael Stevens called the December 16, 2024 Planning Commission meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Michael Stevens, Ken Sanner, Kerry Berger, Richard Wood, David Rydzewski. Professionals present: Solicitor Colin Macfarlane, Engineer: Michael Bingham, Administrator, Diane Hollenbach.

GUESTS: Marc and Dodie Sable, Andrew Dietrich, Brian Kobularcik, Charles Courtney, Dean Spohn

ANNOUNCEMENTS: Chairman Stevens asked the audience to state their name and address if addressing the Commission. This meeting will be recorded for the accuracy of the minutes and deleted. Before speaking please be aware that attending visitors may also be recording the meeting without the public's knowledge.

APPROVAL OF THE MINUTES:

A motion was made by Mr. Berger, seconded by Mr. Rydzewski, to approve the minutes of the November 18, 2024 Planning Commission meeting. All members voted in favor. Motion carried.

HEARING OF THE VISITORS:

Dodie Sable, 593 Old Route 22, brought forth the following concerns regarding the warehouse project, which is the largest project to date that the township has seen. Mrs. Sable felt that Mr. Brett was uncomfortable with reviewing the plan and asked that a fire consultant be asked to review the plan with the understanding that the township is aware that codes that have not been adopted cannot be enforced upon the development. The plan should not be approved until the Krumsville intersection improvements are approved by Penn DOT. The township should not allow a shared driveway on public property. Mrs. Sable has spoken to nine municipalities, and none have shared driveways at their facilities.

SUBDIVISION AND LAND DEVELOPMENT STATUS:

A & C Truck Repair Land Development Plan Time Extension

A motion was made by Mr. Sanner, seconded by Mr. Rydzewski, to recommend the Board of Supervisors reject the A & C Truck Repair Land Development Plan for failure to comply with the Systems Design Engineering October 4, 2024 review letter. All members voted in favor. Motion carried.

GLC Lehigh Valley West – Emergency Management Coordinator, Matt Brett, reviewed the Goodman Warehouse plans and provided comment. Mr. Macfarlane stated that the lone issue left for discussion is the emergency access drive. Mr. Wood felt the developer needed to put the emergency access on their property since Mr. Brett stated the emergency access to the West is needed, and the township should not allow the driveway on township property. Mr. Rydzewski asked about winter maintenance of the driveway. Mr. Macfarlane stated winter maintenance responsibility will be spelled out in the easement agreement. Mr. Berger confirmed with the developer that Penn DOT is unwilling to grant another access from Old Route 22 and discussed concerns about the location of the property line being in the existing township driveway. Mr. Sable stated that the proposed emergency access area is used for parking and asked what happens if it is in use during an emergency. Mrs. Sable felt the developer was developing two parcels and that four driveways were required. Mr. Macfarlane commented that there is one land development plan, and the township does not wish to litigate the issue. Mr. Sanner asked if the gate on the access will be locked and who will have keys. Mr. Kobularcik explained that there will be a NOX box system installed, and the fire company will be able to get the key from the box mounted on the gate and there will be another box on the buildings for access to the warehouses. Mr.

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Berger asked about the timing of the maintenance agreement and Mr. Macfarlane stated the agreement would be worked on during the final plan review. Mr. Wood felt that the shared driveway should be a referendum on the ballot due to it being on public land. Mr. Courtney, attorney for the developer, asked for the Planning Commission's recommendation to the Board of Supervisors.

A motion was made by Mr. Berger, seconded by Mr. Rydzewski, to recommend the Board of Supervisors grant preliminary plan approval to the GLC Lehigh Valley West Warehouse Land Development Plan conditional upon the completion of all items in the November 15, 2024 Systems Design Engineering, Inc review letter, which is incorporated by reference, and granting of a waiver to section 515.C.4 of the Subdivision and Land Development Ordinance. Mr. Stevens, Mr. Sanner, Mr. Berger and Mr. Rydzewski voted in favor and Mr. Wood opposed the motion. Motion carried 4-1.

BUSINESS:

2025 Meetings – The Board kept all the meeting dates on the third Monday of each month.

Other Business – A sketch plan was received for a manufacturing facility in the Commercial zoning district. Also, Liberty Truck Stop plans to resubmit a sketch plan for a truck stop at the current location of the temporary cement plant.

ADJOURNMENT:

A motion was made by Mr. Sanner, seconded by Mr. Berger, to adjourn the meeting at 8:25 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach
Administrator/Secretary/Treasurer