

Greenwich Township Planning Commission Meeting
Monday, October 16, 2023

CALL TO ORDER AND PLEDGE OF ALLEGIANCE: Chairman Michael Stevens called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Michael Stevens, Ken Sanner, Richard Wood, Kerry Berger, Scott Anders. Professionals present: Jessica Adams of LTL Consultants, Colin MacFarlane of Kozloff Stoudt PC and Administrator, Diane Hollenbach.

Guest: Andrew Dietrich, Fred Germann, Dodie Sable, Marc Sable, Kay Brendlinger, Dean Scott, Matthew Leid, Brian Kobularchik, Claudia Shank, Paul Ache, Sonny Albright

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 your knowledge.

APPROVAL OF THE MINUTES:

A motion was made by Mr. Berger, seconded by Mr. Anders, to approve the minutes of the August 21, 2023 Planning Commission Meeting as presented. All members voted in favor. Motion carried.

HEARING OF THE VISITORS: None

SUBDIVISION AND LAND DEVELOPMENT STATUS:

Subdivision and Land Development Status Report: The Leid time extension was addressed after the review of the plan.

PLAN REVIEWS

Leid Poultry Land Development Plan – Matthew Leid, Sonny Albright for Team Ag and attorney Claudia Shank were present representing the project. A road improvement plan was submitted and reviewed by LTL Consultants. Mr. Leid is proposing to widen Berger Road to twenty feet, do some intersection enlargement and pave 200 feet of Berger Road from the intersection with Sittler Valley Road. Jessica Adams of LTL Consultants stated that more information is needed on how many trucks the development will generate, the size and weight of the trucks, the length of the culvert, the load capacity of the pipe and the depth of the existing cover. She also asked for grading detail at the culvert and tree removal to improve the sight distance at the intersection. A waiver letter was submitted but no action was taken on the waiver requests. Mr. Albright stated that there would be one box truck every other day picking up the eggs, a feed truck and eight tractor trailer trucks once a year to do a flock change. Colin Macfarlane of Kozloff Stoudt stated it was his recollection that the Supervisors wanted the road widened. The developer needs to provide a profile of Berger Road as well as the pipe depth,

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length, material and condition of the culvert. Claudia Shank stated they would be happy to provide that information but believed that there were already the same type of trucks using the road, and the pipes were bearing the weight. Mr. Albright stated that the NPDES permit was issued for the barn, and they would like to apply for a separate NPDES permit for the road improvements. Mr. Macfarlane and Ms. Adams did not recommend that to the Planning Commission due to construction and timing issues. Ms. Shank stated it was easier to get a new permit than modify an existing NPDES permit. Mr. Albright added that modification of the existing permit changed it from a general permit to an individual permit. Mr. Macfarlane took the matter under advisement. Mr. Albright will submit a revised plan with the requested information. Mr. Berger commented that the intersection appeared the same with property being taken from the neighbor for the road widening and that the turning template on the plan does not make sense. The waiver to the slope percentage was discussed and Ms. Adams explained that while achieving a three percent grade might not be feasible on an eleven percent existing road grade, the developer should reduce the grade as much as possible and ask for a waiver with the least grade possible.

A motion was made by Mr. Wood, seconded by Mr. Anders, to recommend that the Board of Supervisors accept the extension of time to the plan review period for the Leid Poultry Barns Preliminary Plan until February 3, 2024. All members voted in favor. Motion carried.

Zerfass Residence Sketch Plan for the Record – The applicant’s engineer had withdrawn his appearance before the Planning Commission and would be revising the plan based on LTL’s review letter.

NEW BUSINESS

Special Exception Application - Application has been made for two warehouses on three parcels that Goodman has under agreement. A Special Exception hearing is scheduled for November 13, 2023 at 7 p.m. Mr. Macfarlane explained a special exception is a use by right subject to conditions if the criteria is met. The criteria for a warehouse in the Industrial Zoning District is twenty-five acres and frontage on a state highway. Brian Kobularchik, representing the developer, introduced the project to the Planning Commission. The size of the proposed warehouses are 714,000 square feet and 579,000 square feet. There is no tenant at this time. Mr. Wood asked about traffic impact. Penn DOT is involved and asked that the two proposed developments (Crossroads X Warehouse and Krumsville Convenience Store) be included in the warehouse traffic impact study. Ultimately, Penn DOT will dictate what improvements are required at the intersection. Mr. Sanner asked if the state incurs the cost of the improvements. Mr. Kobularchik stated the developer incurs the cost. Paul Ache of 260 Hummels Hill Road asked what would happen if a property owner at the intersection refused to sell. Mr. Kobularchik stated that the developer must negotiate with the property owners.

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Mr. Stevens asked that the warehouse property be aesthetically pleasing meaning he did not want it to glow in the night. He also had concerns about emergency services. Mr. Sanner stated we are slowly moving away from being a farming community. He asked if the farm buildings would be razed on the properties. They will be taken down.

Fred Germann of 1273 Krumsville Road asked about the routes the trucks would take and stated that Route 737 needs to be widened. He suggested that if the state could toll the Lenhartsville Bridge, the money could be used for improving Route 737. Mr. Kobularchik stated that part of the traffic impact study will be determining what routes the traffic would use. He believes most trucks will use Interstate 78. Marc Sable of 593 Old Route 22 commented that when there is an accident on I78, will the alternate route be Route 143 for the warehouse traffic and advised the Township to keep this in mind during discussions with Penn DOT.

Mr. Ache asked if anyone had studied the need for two more warehouses in the area. Mr. Kobularchik stated that a market analysis had been done. From Phillipsburg, NJ to the Lehigh Valley to Central PA, there are not a lot of vacancies in warehouses. Mr. Stevens commented that he read there is a ninety-seven percent occupancy rate in the whole country. Mr. Ache asked if there was a better location. Mr. Kobularchik stated that the land is zoned Industrial, near the interstate interchange and there is less residential development around the land.

Mr. Wood asked if the warehouses would be used for storage or manufacturing. Mr. Kobularchik explained that they will look at the traffic the employees generate as part of the study, but warehouses today are higher, lit with LEDs, had sprinklers and offices housing office staff and IT. Mr. Germann related a conversation he had with Pam Shupp about the traffic route from the Port of Baltimore to the rail depot to the Bethel warehouses. He asked what other modes of transportation had been investigated. Mr. Kobularchik stated there is no railroad siding near the property. From the Lehigh Valley and Krumsville, a truck driver can reach forty percent of the United States population and fifty percent of the Canadian population within eleven hours.

Dean Scott of 290 Deer Run Road asked if there was any additional proposed residential development. None were submitted to date.

The Commission took no action on making a recommendation to the Zoning Hearing Board on the Special Exception application.

Planning Commission Annual Report – Ms. Hollenbach went over the requirement in the Municipal Planning Code for the Planning Commission to provide the Board of Supervisors with an annual report of their activities and continuing education.

Folino Final Plan – The Board of Supervisors approved the final plan on October 2, 2023. The Planning Commission was asked to sign the plan.

Comments – Mr. Stevens stated he would like to see a heliport, state police substation, paid EMS and paid fire at the site of the cement plant across from the elementary school. Discussion

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was had regarding funding sources and how residents could get involved. Mr. Germann suggested that the Township hire a private engineering firm and form an ad hoc committee to review the warehouse plans. Mr. Macfarlane stated that the Planning Commission is the ad hoc committee and LTL is the engineering firm hired to review the plans.

ADJOURNMENT: Motion made by Mr. Berger, seconded by Mr. Sanner, to adjourn the meeting at 8:48 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach, Administrator/Secretary/Treasurer