

**The Township of Greenwich
Planning Commission Meeting
Monday, December 17, 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, Richard Grim, Kerry Berger. Professionals present: Solicitors, Dan Becker; 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 KB and seconded by RG to approve the Minutes of the November 19, 2018 Planning Commission Meeting. Motion carried 4-0.

HEARING OF THE VISITORS: No public comment.

PLANS TO REVIEW:

1. Hasse Annexation – Dean Zimmerman, JHA Companies. The Hasse building permit application to build an accessory building on a vacant residential lot was denied. The Zoning Ordinance does not permit accessory buildings on residential lots that are vacant of a residence. Hasse then applied for an annexation to join the two properties together as one parcel. Although the permit was denied, Hasse had the pole building constructed. The annexation could not be approved because the plans provided to both the Township and Berks County show the second lot as being vacant which it is not at the present time. A stop work order was issued to Hasse by LTL Consultants. Before an annexation can be approved Hasse will need to resubmit the plan showing the building constructed as well as acquire the necessary permits, inspections, storm water approvals, cartway requirements and all other requirements of the Township Ordinance and SALDO.
2. Laudadio, The Barn at Walnut Grove – Present was Bob Bauer of Base Engineering. Six waivers were discussed for the project.
 - a. Requests #1 and #2 pertaining to curbing and sidewalks. Because the property is on a state road the Planning Board will consider granting the first two waiver requests.
 - b. Requests #3, #4, and #5 pertain to monuments, Ordinance Section's 403.1.B and 602.9. Pete Eisenbrown explained that 403.1.B is not an issue for the current plan. Discussion and explanation on 602.9 to eliminate 12 monuments otherwise required along Old Route 22. The Planning Board will consider granting the waiver requests #3, #4, and #5.
 - c. Request #6 pertains to the Stormwater Management Ordinance 306.D which requires a 50' buffer along a stream and planting requirements. The waiver would be for any structures already located in this area, including Mr. Laudadio's home. After going over the plan it was requested that the portion of the plan showing those requests be enlarged and also show any future additions, alterations, parking and decks to the current structures within the 50' buffer. B. Bauer will submit the enlarged plan specifying these areas. The Planning Board would require a note on the plan for all proposed work within the 50' buffer. They would

- also require a note on the plan that in the area where they have the 50' buffer no future development can take place.
- d. B. Bauer has contacted all three fire companies, Kempton, Kutztown and Virginville to be assured that the driveway will accommodate the largest fire equipment. B. Bauer will send a copy of the letter to all parties.
 - e. Due to the Planning Board's deadline of January 21, 2019, an extension of time request will be submitted before the next meeting.

CORRESPONDENCE:

- 1. LTL Monthly Reports - PC reviewed the report.

ADJOURNMENT: Motion made by KB and seconded by RG to adjourn the meeting at 8:22 p.m.
Motion carried. (4-0).

Respectfully Submitted,

Jane Werley
Secretary/Treasurer