

Greenwich Township Planning Commission Meeting
Monday, November 18, 2024

CALL TO ORDER AND PLEDGE OF ALLEGIANCE: Chairman Michael Stevens called the November 18, 2024 Planning Commission meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Michael Stevens, Kerry Berger, Richard Wood, David Rydzewski. Professionals present: Solicitor Colin Macfarlane, Engineer: Michael Bingham, Administrator, Diane Hollenbach.

GUESTS: Marc and Dodie Sable, Andrew Dietrich, Fred Germann, Brian Kobularcik, Richard and Millie Hayes

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. Wood, seconded by Mr. Berger, to approve the minutes of the October 21, 2024 Planning Commission meeting. All members voted in favor. Motion carried.

HEARING OF THE VISITORS:

Dodie Sable, 593 Old Route 22 spoke on behalf of the Krumsville Coalition. The Coalition wanted the Planning Commission to consider the lines of people and parking at the township building on election day. This will happen at least every four years and the shared driveway and emergency access between the township and warehouse is not, in their opinion, a good idea. Originally there was one warehouse, and the developer created his own problem by proposing a second warehouse on adjacent land. They believe no waiver should be granted for the access boulevard. The fire chief's first review suggests an alternate access to Yarnall Road. Mrs. Sable offered the thousands of hours of video she has of the intersection at Route 737 and Old Route 22 for the developer to view for accident information for his traffic study.

Marc Sable, 593 Old Route 22 commented that the JVI Warehouse traffic study was performed on a Wednesday in March and did not take into account pedestrians, bicycles or horse and buggies as none were present on that particular winter day. There is more than motorized traffic at the intersection. Mr. Sable pointed out that Supervisor Berger had concerns about waiving a traffic study for A & C Truck Repair.

Mr. Macfarlane commented that each plan is reviewed as new and there is no precedence set when waiving a traffic study. He added that the developer has a strong case for a waiver since Penn DOT is not allowing a fourth driveway. The intent of the SALDO has been fulfilled because if the primary driveway is blocked, both warehouses can be accessed by the second driveway.

SUBDIVISION AND LAND DEVELOPMENT STATUS:

Leid Poultry Barn Land Development Plan Time Extension – No further steps to advance the plan have been taken since the developer received notice of the need for an Individual NPDES Permit. Per the escrow agreement, a notice was sent thirty days ago for escrow replenishment with no response from the developer.

A motion was made by Mr. Wood, seconded by Mr. Berger, to recommend the Board of Supervisors reject the Leid Poultry Land Development Plan for failure to comply with the Systems Design Engineering August 16, 2024 review letter. All members voted in favor. Motion carried.

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Hayes Annexation Sketch Plan for the Record – The plan subdivides and annexes property owned by Richard and Millie Hayes to another property owned by them on the north side of Route 143. Parcel A is currently vacant but does have an existing driveway. The purpose of the annexation is to make a building lot for their son. Mr. Macfarlane will need to review the legal description and the deeds prior to recording. The November 15, 2024 SDE review letter had only minor comments and Mr. Bingham recommended approval.

A motion was made by Mr. Berger, seconded by Mr. Wood, to recommend the Board of Supervisors grant approval to the Hayes Annexation Sketch Plan for the Record conditioned upon compliance with the November 15, 2024 Systems Design Engineering, Inc. review letter, which is incorporated by reference, and review and approval of the legal descriptions and deeds by the solicitor. All members voted in favor. Motion carried.

GLC Lehigh Valley West – Brian Kobularcik, for the developer, had no comments on the review letter. Mr. Macfarlane clarified that the plan shows both types of sewage disposal systems – a package plant and a drip irrigation system. Mr. Kobularcik confirmed that the layout does not change regardless of which system is used. No additional perc testing is required for the drip irrigation system. PA DEP gave the JVI Warehouse Planning Module approval, and everyone is now waiting for EPA to set effluent limits. The developer must decide prior to final plan approval which septic system will be used.

The fiscal impact study was submitted. The annual tax revenue from the warehouse project will be about \$76,000 in taxes for the township and 2.4 million dollars for the school district. Estimates were based on 30 Ludwig Court in Shoemakersville.

Mr. Wood discussed his concerns about the shared driveway emergency access. He felt the township property was owned by the community and the driveway should be on the warehouse property. He did not think the Supervisors would be receptive to a shared driveway concept. Mr. Bingham clarified that the access is only for emergencies and there will be a locked gate and an access easement agreement will be recorded. Mr. Macfarlane added the agreement will be narrow in scope. The easement will be kept free of obstructions and there will be signage. Mr. Kobularcik stated that the shared access benefits the township by providing an emergency access to the upper property should the township ever develop it. Mr. Wood felt this needs to be a referendum on the ballot and supported the Boulevard but not the shared access. He requested the fire chief's opinion on the revised plan. Mr. Macfarlane stated that he felt the plan complies with the SALDO and meets the intent with three distinct and separate access points.

A motion was made by Mr. Berger, seconded by Mr. Rydzewski, to recommend the Board of Supervisors grant waivers to the following sections of the Subdivision and Land Development Ordinance for the GLC Lehigh Valley Warehouse Preliminary Plan: Section 517.2 Utility Impact Study, 517.3 Recreation Impact Study, 511.1 and 511.3 Screening of Bulk Storage Containers. All members voted in favor. Motion carried.

The Commission asked for another fire review before taking action on the preliminary plan and the final waiver request.

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BUSINESS:

LSA Grant Letter of Support

A motion was made by Mr. Wood, seconded by Mr. Berger, to authorize the chairman to sign the letter of support for a LSA grant for the replacement of the Gun Club Road Bridge. All members voted in favor. Motion carried.

ADJOURNMENT:

A motion was made by Mr. Berger, seconded by Mr. Rydzewski, to adjourn the meeting at 9:00 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach
Administrator/Secretary/Treasurer