

Greenwich Township Planning Commission Meeting
Monday, November 20, 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, Dodie Sable, Marc Sable, Dean Scott, Charles Suhr, Brian Meyers, Jody King, Dave Laudadio, Donna Laudadio

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. Sanner, seconded by Mr. Berger, to approve the minutes of the October 16, 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:

Dollar General/Greenwich Commons Final Plan Time Extension

A motion was made by Mr. Berger, seconded by Mr. Anders, to recommend the Board of Supervisors accept the developer's offer of a time extension to the plan review period for the Dollar General and Greenwich Commons Final Land Development Plans until February 5, 2024. All members voted in favor. Motion carried.

Zerfass Sketch Plan Time Extension

A motion was made by Mr. Wood, seconded by Mr. Sanner, to recommend the Board of Supervisors reject the Zerfass Sketch Plan unless an extension of time to the review period is received by the December Board of Supervisor's meeting. All members voted in favor. Motion carried.

PLAN REVIEWS

Engineers for the Leid Poultry Plan and Zerfass Residence Sketch Plan requested their plans be removed from the agenda.

Crossroads X2 Warehouse Final Plan: Mr. Suhr of Stevens and Lee, representing the developer, updated the Commission on the final plan submitted within the required one-year time frame. The Penn DOT Highway Occupancy Permit was received, and the Sewage Planning Module approval is expected by January. LTL's review letter comments will be addressed with a revised submission. Mr. Suhr will work with Mr. Macfarlane on the agreements and financial security requirements. The

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plan will most likely be resubmitted for the January meeting with the developer seeking approval at that time. A time extension will be submitted for the plan review. Ms. Adams of LTL Consultants reiterated items thirteen and fifteen in the review letter. The developer should make certain the plan complies with the fire safety review and the needs of the local emergency service providers should be considered in the fiscal impact analysis. Mr. Stevens asked about the comment regarding the location of the trees near the retaining wall. Mr. Meyers of Landcore Engineering Consultants will look at this. Ms. Adams stated that the stability of the clay core is the concern.

Mr. Macfarlane asked if the comments from the July 5, 2019 fire consultant's review letter had been incorporated into the plan. Mr. Meyer stated that many of the comments were future comments to be addressed at the building permit stage but many comments pertaining to the land development plan had been addressed. Mr. Macfarlane asked for a letter detailing what items were outstanding. Mr. Wood asked about the fire consultant's comment regarding the well capacity of ten gallons per minute. Mr. Meyer stated that since that review, work has been done on water resources. Mr. Wood asked with such a low rate on the well how the warehouse withdrawal will impact the neighboring properties? Mr. Meyer stated that all hydrogeologic studies were submitted to the PA DEP. The planning module is also in review by the PA DEP.

Mr. Wood was concerned about noise. The township noise ordinance sets a nighttime decibel level of 60 dba. He asked if that could be met. The current decibel level with I-78 traffic probably exceeds 60 dba. Mr. Suhr stated that studies could be done but it would be difficult to determine the actual noise level of a proposed warehouse since there were so many variables. Mr. Macfarlane pointed out that there was an ordinance prohibiting trucks from idling for longer than ten minutes. Mr. Stevens asked about the comment on the LED lighting. Ms. Adams is asking the engineer to look at the area of the property closest to homes and consider changing the pole spacing and shielding the lights. Landscape screening has been provided, but it will be many years before the screening will be tall enough to block this light source.

NEW BUSINESS – None

ADJOURNMENT: Motion made by Mr. Berger, seconded by Mr. Anders, to adjourn the meeting at 7:47 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach, Administrator/Secretary/Treasurer