

**The Township of Greenwich
Planning Commission Meeting
Monday, March 20, 2017**

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, and Kerry Berger. Professionals present: Engineer, Chris Noll; Solicitor, Kevin Musheno and Secretary/Treasurer, Tara Jones. Absent: Vice-Chairman Richard Grim and Tim Radway.

ANNOUNCEMENTS:

1. Chairman Oscar Kleinsmith informed the audience to state their name and address if addressing the Commission.

ACTION ON THE MINUTES:

1. Motion was made by KB and seconded by MS to approve the Minutes of the January 16, 2017 Planning Commission Meeting. Motion passed (3-0).

PLANS TO REVIEW:

1. Crossroad X --
 - a. The Township received revised Preliminary Plans on February 15, 2017.

CROSSROADS X PUBLIC COMMENT:

1. Denice Ruth of 1428 Long Lane Road asked if the Developer sent a representative to provide information on the warehouse. Jim Vozar, Crossroads X representative, gave a brief history and overview of the warehouse project.
2. Fred German of 1273 Krumsville Road asked if the Developer could put the Plans on a website to be viewed by the public. Jim Vozar responded by saying that the Plans were submitted to the Township and they can be viewed in person at the Municipal Building. Solicitor Kevin Musheno responded by saying there is no requirement in the SALDO to put the Plans on a website.
3. Thomas Fister of 1452 Long Lane Road asked when the first Plan was submitted. Engineer Chris Noll responded by saying the first Preliminary Plan was submitted in October 2016. Thomas Fister also asked if any tractor trailer queuing would take place on or near the proposed warehouse. Members of the public suggested that a diesel powered vehicle cannot idle for more than five minutes.
4. Solicitor Kevin Musheno gave a general overview of the zoning classification for the lot, the zoning restrictions within the lot's zoning district, and the land development process.
5. Sal Tuccic of 139 Pheasant Drive is concerned with the high levels of noise and air pollution that could be emitted in connection with the proposed use as well as health issues resulting from the increased truck traffic. Mr. Tuccic also expressed concern about tax increases to mitigate the impact of the Development.
6. Elizabeth Kleinsmith of 1455 Long Lane Road expressed concern with the potential taking of her land for a proposed grading easement for the turning lane providing ingress and egress to the warehouse.

7. Dodie Sable of 593 Old Route 22/737 Crossroad asked who the state representatives are. Chairman Oscar Kleinsmith responded by saying David Argall is the State Senator, Jerry Knowles is the State Representative and Charlie Dent is the Congressman. Ms. Sable also is concerned with truck noise, home damage, and the decrease in property values from the proposed Development.
8. Kathleen Carwan of 9 Debra Drive had concerns regarding where trucks are going to get their gas and the amount of traffic.
9. Ken Querio of 93 Rhoades Road expressed concern about further development that could occur in Greenwich Township.
10. Earl Osterstork of 80 Bower Road encouraged the Commission to properly apply the relevant laws but to not go out of its way to advance the warehouse proposal since the community is opposed to the development.
11. Cyndi Kerschner of Zettlemoyer Road asked whether the Township had to provide zoning that permits warehouse and commercial uses in zoning districts that make up a certain percentage of the Township's total land area. Zoning Officer/Engineer Chris Noll responded by saying yes.
12. Andrew Dietrich asked if the Developer has an entrance highway occupancy permit from PennDOT. Zoning Officer/Engineer Chris Noll replied by saying no.
13. Elise Nash asked if the warehouse was going to take place.
14. Dave Minnich asked if there are any prohibitions as to what can be stored in the warehouse. Solicitor Kevin Musheno and Zoning Officer/Engineer Chris Noll replied by saying that the zoning does not differentiate between the types of warehouses but different regulations could apply based upon what is stored therein.
15. Michelle Moser on Penn Valley Drive asked if the Developer had an estimated date for ground breaking. Zoning Officer/Engineer Chris Noll replied by saying that the Developer needed to obtain an NPDES permit before breaking ground. Jim Vozar, Crossroads X's representative, indicated that the Developer hopes to break ground in Summer 2017.
16. Pam Kleckner asked if there are any concerns with not having a fire company in the area. Zoning Officer/Engineer Chris Noll indicated that on-lot fire suppression improvements will be required as part of the plan and that such plans will be submitted to the fire company for its review.
17. Garrett Charles asked about what would happen in the event that no tenant lease warehouse space. Jim Vozar, Crossroads X representative, indicated that the owner would take financial loss for the Development while the warehouse sits vacant.
18. Blue Collack asked whether there are any plans to widen the intersection at 737 & Long Lane Road. Chairman Oscar Kleinsmith responded by saying that none have been approved to date in connection with the Crossroads X Land Development.

Chairman Oscar Kleinsmith asked the audience if there was any additional public comment. No response was received from the public. No action was taken by the Commission.

MONTHLY STATUS REPORT:

1. Subdivision and Land Development Status Report was reviewed.

CORRESPONDENCE:

1. KCE Report – The Planning Commission reviewed the report.
2. Technicon Report – The Planning Commission reviewed the report.
3. LTL Report – The Planning Commission reviewed the report.

HEARING OF THE VISITORS:

1. Nick Sabatine and Kevin Corrigan, Greenwich Commons, and the Planning Commission discussed the Developer's request for an amendment of the zoning ordinance to expand the list of permitted uses for the southern portion of Greenwich commons between Old Route 22 and I-78. Zoning Officer/Engineer Chris Noll asked Mr. Sabatine and Mr. Corrigan to submit a proposed list of permitted uses which they would like to see included in the Village Zoning District. Mr. Sabatine and Mr. Corrigan will speak with the realtor regarding the proposal. No action was taken by the Commission.

ADJOURNMENT: Motion was made by KB and seconded by MS to adjourn the meeting at 9:30 p.m. Motion passed (3-0).

Respectfully Submitted,



Tara Jones
Secretary/Treasurer
Greenwich Township