

**The Township of Greenwich
Planning Commission Meeting
Monday, August, 21 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, Richard Grim, Tim Radway, Kerry Berger. Professionals present: Solicitors, Alex Elliker and Dan Becker; Engineer/Zoning Officer, Chris Noll; Secretary Treasurer, Jane Werley.

ANNOUNCEMENTS:

1. Chairman Oscar Kleinsmith informed the audience to state their name and address if addressing the Commission.
2. Chairman Oscar Kleinsmith informed the audience that the meeting will be recorded and deleted once the meeting minutes are typed.

ACTION ON THE MINUTES:

1. Motion was made by MS and seconded by OK to approve the Minutes of the July 17, 2017 Planning Commission Meeting. Motion passed (5-0).

PLANS TO REVIEW:

1. Crossroads X – Brian Meyers, Engineer and Kate Durso, Attorney.
 - a. Crossroads X Brian Meyers, Engineer stated that since March 2017 there have been two changes made to their plan.
 - i. Per PennDOT's request the main access from Krumsville Road has be adjusted. With this change the relocation of Long Lane Road can be eliminated.
 - ii. There has been an emergency entrance added to the property south of the main driveway.
 - b. Chris Noll from KCE went over the latest KCE report regarding Crossroads Warehouse Distribution Facility Preliminary Plan. Brian Meyers from Crossroads will have all of KCE's requests for information submitted to Chris Noll and Greenwich Township by Friday, August 25, 2017.
 - c. Crossroads is requesting that the Board grant two waivers. They would like to be relieved of submitting a formal Utility Study and a formal Recreational Study. Dan Becker would like time to review the Township ordinances regarding these two requests.

QUESTIONS TAKEN FROM VISITORS ABOUT THE CROSSROADS X WAREHOUSE:

1. Fred Germann, 1273 Krumsville Rd.
 - a. Asked if the reliability of the traffic study numbers could be exceeded and if they could be tested against other warehouses. C. Noll explained that although the studies meet the standards now KCE does recommend additional testing be done. Kate Durso, Attorney for Crossroads also stated that ITE required a more conservative test be completed and the result still came in below requirements.
 - b. There was also discussion between F. German, C. Noll and Brian Myers about studies for the life of pavement, striking depth, depth of bedrock and permeability testing. D. Becker explained that all testing is being done by national testing quality standards as set by the DEP and other agencies.
 - c. Asked if he could get a pdf from the developer and Michael Stevens told him that he could borrow his copy of the plans and return them to him at the next meeting. He also asked if the calculations could be made available. Bryan Meyers stated that anything submitted to the Township is public information.
2. Marc and Dodie Sable, 593 Old Rt. 22.
 - a. Dispute the traffic study because the tenant is not yet known. Stated that in theory traffic can as much as triple when tenant takes occupancy of the building. Per K. Durso PennDOT does not require the tenant be known to issue the permit; however, the tenant will need to comply with the permit that is issued for the property. If the tenant exceeds the permit limits they would need to reapply for a new permit and also take action to correct issues.
3. Earl Ostersock, 80 Bower Rd.
 - a. Regarding traffic study asked if the daily hour data should be put into a simulation program. D. Becker explained that it is passed on the simulations done by ITE.
4. Dodie Sable, 593 Old Rt. 22.
 - a. Regarding traffic study stated that there has been three accidents, with injury, at the intersection of Old Rt. 22 and Rt. 737. These accidents happened on a normal day and she is concerned that with extra warehouse truck traffic there will be more accidents and that they will be more serious. D. Becker recommended getting the safety data on this issue for review.
 - b. Mrs. Sable also wanted to know if the Planning Commission had received and reviewed the complaints and petitions that she and other residents filed to the Board of Supervisors. It was decided that all of those documents be resent to all attorneys involved with the Crossroads project, Chris Noll and all members of the BOS and PC.
 - c. Stated that the well quality is already poor and is requesting that the Township do additional well testing for residents in close proximity to the Crossroads site.
 - d. Believes that the grading on the Crossroads property does not comply with the Township Ordinance and C. Noll will be checking on that.
5. Marlin Dietrich, 660 Old Rt. 22.
 - a. Concerned about potential water problems. He said that he will contact the USDA to have his property tested.
 - b. He also asked about Rhodes Rd. Rhodes Rd. meets the PennDOT regulations and requirements.

6. Leroy Kerschner, 1895 Krumsville Road.
 - a. Wanted to know when the warehouse is completed what fire company would be contacted. Crossroads said it would be Kempton Fire Company. He also asked about a fire hydrant. Crossroads will have on-site water storage for the building sprinkler system at 100,000 gallons.
 - b. Wanted to know if the warehouse could be shut down if the water quality of the creek deteriorates. The conservation District is responsible for testing creek water and will take action against the warehouse should there be a problem.
 - c. Asked about the sight distance for tractor trailers turning in and out of the warehouse property. Crossroads stated that the sight distance will be adequate and was the reason PennDOT requested the driveway adjustment. There will also be a turning lane into the facility going north, none proposed for south.
7. Hanson Dietrich, 660 Old Rt. 22.
 - a. Asked if the emergency exit would be gated. The exit will be gated with a break-away gate which was preapproved by PennDOT.
8. Joyce Dietrich, 153 Dotterer Rd.
 - a. Requested that the Crossroads mow or spray the Mares Tail weeds on the warehouse property. These weeds are going to seed and are invasive. The Mares Tail will choke out the farms crops. Crossroads said they would take her request under consideration.

SUBDIVISION AND LAND DEVELOPMENT STATUS REPORT:

1. The Commission reviewed the report.

CORRESPONDENCE:

1. KCE Monthly Report – The Commission reviewed the report.
2. Technicon Report – Nothing new to report.
3. LTL Monthly Report – The Commission reviewed the report.

ADJOURNMENT: Motion made by RG and seconded by TR to adjourn the meeting at 9:05 p.m.
Motion passed (5-0).

Respectfully Submitted,

Jane Werley
Secretary/Treasurer
Greenwich Township