

Greenwich Township Planning Commission Meeting  
Monday, April 15, 2024

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE:** Chairman Michael Stevens called the April 15, 2024 Planning Commission meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Michael Stevens, Ken Sanner, Kerry Berger, Richard Wood, David Rydzewski. Professionals present: Solicitor Colin Macfarlane, Engineer: Pamela Stevens, Administrator, Diane Hollenbach.

**GUESTS:** Marc and Dodie Sable, Brian Focht, Elliot Leomporra, Rob Hain, Andrew Dietrich, Jane Rumsey

**ANNOUNCEMENTS:** Chairman Stevens informed 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 made by Mr. Berger, seconded by Mr. Sanner, to approve the minutes of the March 18, 2024 Planning Commission Meeting. All members voted in favor. Motion carried.

**HEARING OF THE VISITORS:** None

**SUBDIVISION AND LAND DEVELOPMENT STATUS:**

**Folino Inn and Spa Time Extension**

A motion is made by Mr. Sanner, seconded by Mr. Berger, to recommend that the Board of Supervisors accept extension of time to the review period for the Folino Inn and Spa Preliminary Plan until November 11, 2024. All voted in favor. Motion carried.

**Folino Estates Inn and Spa Sewage Planning Module** – Rob Hain of Berks Surveying and Engineering asked for execution of Form 4A by the Planning Commission. The comments in the engineer's March review were addressed. Mr. Stevens stated that a plan was before the Commission in the past in another form and failed before due to sewage planning issues. He was concerned that it would be looked at accurately by the PA DEP. Pamela Stevens of Systems Design Engineering, Inc. stated that she had talked to the Pennsylvania Department of Environmental Protection about the Township and engineers concerns with the Planning Module. The PA DEP has a soil scientist on staff and as this is not the typical planning module, they will take a strong look at it. Ms. Stevens noted that the Berks County Planning Commission had completed Form 4B of the Planning Module.

A motion was made by Mr. Wood, seconded by Mr. Sanner, to recommend that the Board of Supervisors conditionally approve the Folino Inn and Spa Planning Module Form 4A consistent with the March 13, 2024 Systems Design Engineering review letter. All voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Wood, to ratify the completion and execution of the Folino Inn and Spa Planning Module Form 4A as presented. All voted in favor. Motion carried.

**Zerfass Sketch Plan** – The April 10, 2024 Systems Design Engineering review letter was discussed. Many comments have been satisfied. The concern regarding the septic system in the setback has been cleaned up. There is still the question if the retaining wall requires a building permit. The plan currently depicts a lot line that juts out. The Planning Commission interpreted Section 504.1 (A) of the SALDO to mean that it had the

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discretion to require the entire side lot line to run perpendicular to the street right of way line. The Commission agreed that the property owner can either obtain additional land from the neighbor to create a straight lot line or remove the court that falls within the setback so the side lot line can remain perpendicular for its entirety as is. The Commission noted that the property owner created this issue by installing the court in the setback without a permit or zoning relief and believed that allowing the lot line to jut out would not be good planning because it could create problems between future owners or hinder a subdivision of the neighbor's property.

A motion was made by Mr. Berger, seconded by Mr. Sanner, to recommend the Board of Supervisors grant approval to the Zerfass Residence Sketch Plan conditional upon securing permits for the existing retaining wall as the township deems necessary, compliance with the items in the April 10, 2024 Systems Design Engineering, Inc. review letter which is incorporated by reference, and reconfiguration of the entire side lot line to be perpendicular to the right of way for the entire length of the lot consistent with Section 504.1(A) of the SALDO. All members voted in favor. Motion carried.

**BUSINESS:** The GLC Lehigh Valley West Warehouse Plan will be reviewed at the May 20<sup>th</sup> Planning Commission meeting. Mr. Stevens discussed the Township Directory and advised that the Planning Commissioners do not contact each other or conduct business outside of the advertised meetings. The list is only for the secretary's use in contacting Commission members.

**ADJOURNMENT:**

A motion was made by Mr. Wood, seconded by Mr. Sanner, to adjourn the meeting at 8:08 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach  
Administrator/Secretary/Treasurer