

Greenwich Township Planning Commission Meeting
Monday, March 16, 2026

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, Kerry Berger, Richard Wood, David Rydzewski. Professionals present: Solicitor: Colin Macfarlane, Engineer: John Poff, Administrator: Diane Hollenbach.

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. Rydzewski, seconded by Mr. Sanner, to approve the minutes of the January 19, 2026 Planning Commission meeting. All members voted in favor. Motion carried.

PUBLIC COMMENTS AND HEARING OF THE VISITORS: None.

SUBDIVISION AND LAND DEVELOPMENT STATUS: All plans were current.

Wetzel Sketch Plan – The plan subdivides a 50-acre lot from a 118 acres tract that is bisected by Blue Rocks Road and Sousley Road. The 50-acre lot will have a nonbuilding declaration on the plan and will be used for farmland. The residual lot with the farmhouse is so old that a secondary septic site was never done. A waiver has been requested so the replacement septic area does not have to be shown for the farmhouse. Mr. Poff stated that all other zoning and subdivision and land development ordinance comments were addressed by the revised plans. Mr. Macfarlane added that while the ordinance requires the secondary septic, it is the Planners' decision whether they will recommend the waiver to the Supervisors. The Commission granted this same waiver to the Dollar General Project for the residue tract. Mr. Stevens commented that the site is sixty acres, and an area to perk and probe should be found on the tract if the septic ever needs to be replaced.

A motion was made by Mr. Sanner, seconded by Mr. Rydzewski, to recommend the Board of Supervisors grant a waiver to section 506.3 of the Greenwich Township Subdivision and Land Development Ordinance for the Wetzel Subdivision Plan and not require a secondary replacement septic site be shown on the plan. All voted in favor. Motion carried.

A motion was made by Mr. Rydzewski, seconded by Mr. Sanner, to recommend the Board of Supervisors grant final plan approval for the Wetzel Subdivision Plan conditioned upon satisfaction of the items in the Systems Design Engineering Inc. review letter dated March 13, 2026, which is incorporated by reference. All voted in favor. Motion carried.

BUSINESS

Goodman Warehouse Cost Estimate – Mr. Poff updated the Commission on the review of the cost estimate for the GLC Lehigh Valley Warehouse. A revised cost opinion was submitted on Friday and the financial security required for the project is going to be around twenty-three million dollars.

ADJOURNMENT:

A motion was made by Mr. Wood, seconded by Mr. Berger, to adjourn the meeting at 7:44 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach
Administrator/Secretary/Treasurer