

Greenwich Township Planning Commission Meeting  
Monday, March 18, 2024

**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. Professionals present: Solicitor Colin Macfarlane, Engineer: Michael Bingham, Administrator, Diane Hollenbach.

**GUESTS:** Marc and Dodie Sable, Dean Scott, Elliot Leomporra

**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. Sanner, seconded by Mr. Wood, to approve the minutes of the February 19, 2024 Planning Commission Meeting as amended with the change of “secretary” to “vice chair” on page two. All members voted in favor. Motion carried.

**HEARING OF THE VISITORS:** None

**SUBDIVISION AND LAND DEVELOPMENT STATUS:**

**Leid Poultry Time Extension**

A motion is made by Mr. Berger, seconded by Mr. Sanner, to recommend that the Board of Supervisors reject the Leid Poultry Barn Land Development Plan unless an extension of time to the review period is received by May 3, 2024. All voted in favor. Motion carried.

**Folino Estates Inn and Spa Sewage Planning Module** – No action taken.

**Zerfass Sketch Plan** – Michael Bingham of System Design Engineering read through the March 13, 2024 review letter. The plan is a sketch plan for record that annexes land to increase set backs to allow the construction of a pavilion on the property. The zoning hearing board denied a variance request. Mr. Berger asked about an alternate septic for the vacant lot. The alternate septic for Lot 1 is in the storm water facility and both the alternate and primary system are in the setbacks. Mr. Macfarlane asked for the original subdivision plans.

Monuments will be required and will need an improvement agreement and financial security or may be set prior to plan recording and witnessed by the engineer. Side lot lines should be at right angles to the street lines. The property line should be adjusted to meet this ordinance requirement. Maintenance notes are needed for the rain garden to clarify mowing and what shall be done if a problem is identified. A cost estimate is needed for the installation of the storm water facilities. Deeds will be required prior to recording. A note should be added to the plan indicating that prior to the development of Lot 1, an alternate septic site will be identified. Mr. Berger asked about the retaining wall in the setback. Walls over thirty inches high require engineered plans and permits. The Commission asked if permits were obtained. The Planning Commission would like to understand more about the history of the subdivision.

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**BUSINESS:** None.

**ADJOURNMENT:**

A motion was made by Mr. Sanner, seconded by Mr. Berger, to adjourn the meeting at 7:51 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach  
Administrator/Secretary/Treasurer