

**The Township of Greenwich
Planning Commission Meeting
Monday, April 18, 2022**

Minutes

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: Ken Sanner, Kerry Berger, Richard Grim, Richard Wood. Professionals present: Solicitor, Colin Macfarlane; Engineer, Pete Eisenbrown; Twp. Administrator, Jane Werley.

ANNOUNCEMENTS:

1. Chairman Michael Stevens informed the audience to state their name and address if addressing the Commission. The meeting is being recorded for the accuracy of the minutes and deleted. Please be aware that attending visitors may also be recording.
2. The Board of Supervisors, at their Public Meeting held April 4, 2022, appointed Mr. Richard Wood to the Planning Commission Board.
3. Chairman gave tribute to the Late Mr. Oscar Kleinsmith for his many years of dedication to the Township, the Fire Company, Church, Community Center and more.

REORGANIZATION OF THE PLANNING COMMISSION:

1. Due to the unfortunate death of our Chairman, Oscar Kleinsmith, Michael Stevens will now serve as Chairman to the Planning Commission.
 2. Nomination and Appointment of Vice Chairman
 - a. Motion made by KS to nominate and appoint KB as Vice Chairman. Seconded by RG. Motion carried 4-0, Kerry Berger Abstained.
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APPROVAL OF THE MINUTES:

1. Motion made by KB to approve the Minutes of the February 21, 2022 Planning Commission Meeting, seconded by RG. Motion carried 5-0.

HEARING OF THE VISITORS: No Public Comment

SUBDIVISION AND LAND DEVELOPMENT STATUS REPORT: PC reviewed the report.

PLANS TO REVIEW:

1. Fama Subdivision – John & Rosa Fama – C2C Design Group
 - a. Michael Stevens and Ken Sanner will abstain from any vote on the Fama Plan as MS owns a neighboring property across the street and KS does business with the Fama family.
 - b. Motion made by RW recommending BOS approval for a waiver of Section 307 Streambank Erosion Requirements. Seconded by RG. Motion carried 3-0. Michael Stevens and Ken Sanner abstained.

c. Motion made by KB recommending BOS approval of the Fama Subdivision Plan contingent on meeting the requirements in the LTL Consultants review letter dated April 11, 2022 and execution of the Municipal Improvements Agreement and O&M Agreement. Seconded by RG. Motion carried 3-0. Michael Stevens and Ken Sanner Abstained.

2. Conditional Use Application – PTV 1203, LLC, PennTex Ventures – Dollar General Retail Store

a. Ordinance 406.1.A.3.C permits a retail store in the Village District if under 5000 square feet and calls for Conditional Use Approval if over 5,000 square feet but less than 10,000 square feet. PTV is seeking Conditional Use approval to build a 9,100 square foot retail store to be located in the Village District on a 3.33 acre lot.

b. Motion made by KS recommending BOS approval of a 9,100 square foot retail store. Seconded by RW. Motion carried 4-0, Kerry Berger Abstained.

ADJOURNMENT: Motion made by MS to adjourn the meeting at 8:24 pm, seconded by RG.
Motion carried 5-0.

Respectfully Submitted,

Jane Werley
Secretary/Treasurer