

Greenwich Township Planning Commission Meeting  
Monday, April 20, 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. Berger, seconded by Mr. Sanner, to approve the minutes of the March 16, 2026 Planning Commission meeting. All members voted in favor. Motion carried.

**PUBLIC COMMENTS AND HEARING OF THE VISITORS:**

Steven Veneziale and Joseph Dwyer spoke about the potential subdivision of 196 Yeager Road which is in Greenwich and Windsor Townships. The property is zoned Agriculture, and no new buildings are proposed in the subdivision. Mr. Veneziale would keep the larger parcel and the smaller lot with the power lines would be sold to the farmer who currently farms the land. Mr. Stevens asked if the farmer owned land that adjoined the parcel. He does not. Mr. Berger asked if the lot that was in Greenwich would be taxed in Greenwich or Windsor. Mr. Macfarlane advised Mr. Veneziale to submit a sketch plan, application and fees to the secretary for review by the first Monday of the month.

Brian Kobularcik and Gregg Bogia presented a revised diagram of the SR737 and Old Route 22 intersection. Mr. Kobularcik has the Sable property under agreement which would allow the traffic signal pole to be moved back five feet and address the township's concern about turning movements in the intersection. Mr. Kobularcik added that the bushes will be removed and the driveway relocated. The long-term intent is to resell the property. Penn DOT will issue a conditional permit, and these revisions will be added to move the pole once the property is owned by Goodman. Mr. MacFarlane stated that the developer's attorney has all the developer agreements. The developer is only waiting for the Army Corp approval of the Chapter 105 permit.

**SUBDIVISION AND LAND DEVELOPMENT STATUS:** All plans were current.

**Heiter Subdivision Plan** – The subdivision creates a 1.01-acre lot around the farmhouse. The owner will keep the farmland and sell the farmhouse. Monuments and pins were discussed. The owner does not like setting pins and monuments in the field. Mr. Poff, engineer for the township, felt that monuments should be set along Donat and George Road for Lot 1 and pins on the rear

line of Lot 1. Mr. Masden stated that monuments will be set before plan recording so financial security will not be needed. A waiver letter must be submitted to the Supervisors for relief from setting all monuments and pins. The SEO will need to sign the planning module waiver. Additional right of way will be offered along Lot 1.

A motion was made by Mr. Sanner, seconded by Mr. Berger, to recommend the Board of Supervisors grant final plan approval for the Heiter Subdivision Plan conditioned upon satisfaction of the items in the Systems Design Engineering Inc. review letter dated April 17, 2026, which is incorporated by reference, approval of the Sewage Planning Module waiver, obtaining a driveway permit and the solicitor's review and approval of the nonbuilding declaration, deeds, and deed of dedication for the additional right of way. All voted in favor. Motion carried.

**Greenwich Commons Subdivision** – A revised plan was submitted eliminating the cul de sac on the previous sketch plan. The plan now has two access points – Rhoades Road and Long Lane. There are twelve lots, all one acre or larger. The developer is planning on building 2500 square foot homes in the \$600,000 price range.

No infiltration testing was done. One storm water basin is proposed on Lot 4. The Commission discussed screening along Old Route 22. If roads were to be private and maintained by a Homeowners Association, the Commission questioned the driveway access of lot 10 being on Long Lane Road when the homeowner would be paying to maintain the internal road. Also discussed was how maintenance would be performed on the storm water basins by a homeowner's association and the need for an access easement to the basin. The developer is willing to dedicate the land for the relocation of Long Lane but not build the road. Mr. Stevens asked them to consider a path to the businesses on Old Route 22.

## BUSINESS

**Joint Comprehensive Plan** – The Joint Comprehensive Plan meetings will begin in May.

**Question from the Floor** – Mr. Pyle of 20 Saddle Road asked questions on how to subdivide his property. Mr. Macfarlane directed him to see the secretary for the subdivision application.

## ADJOURNMENT:

A motion was made by Mr. Sanner, seconded by Mr. Berger, to adjourn the meeting at 8:50 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach  
Administrator/Secretary/Treasurer