

**The Township of Greenwich
Planning Commission Meeting
Monday, February 21, 2022**

Minutes

CALL TO ORDER AND PLEDGE OF ALLEGIANCE: Chairman Oscar Kleinsmith called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Michael Stevens, Richard Grim, Kerry Berger, Ken Sanner. Professionals present: Solicitors, Colin Macfarlane; Engineer, Pete Eisenbrown; Twp. Administrator, Jane Werley.

ANNOUNCEMENTS:

1. Chairman Oscar Kleinsmith 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. Before speaking please be aware that attending visitors may also be recording.

APPROVAL OF THE MINUTES:

1. Motion made by KS and seconded by MS to approve the Minutes of the January 17, 2022 Reorganization Meeting. Motion carried 4-0.
2. Motion made by KS and seconded by MS to approve the Minutes of the January 17, 2022 Planning Commission Monthly Meeting. Motion carried 4-0.
(KB arrived after the approval of the Minutes)

PUBLIC COMMENT: No public comment.

PLANS TO REVIEW:

1. Infinity II LDP – Cleon Swartzentruber
 - a. Motion made by MS recommending Final Plan Approval from the BOS contingent upon requirements being met in the Township Engineer’s review letter dated February 17, 2022. Seconded by RG. Motion carried 5-0.
2. Echo Valley School LDP – Ed Kopecky - Berks Surveying
 - a. Motion made by RG recommending Final Plan Approval from the BOS contingent upon requirements being met in the Township Engineer’s review letter dated February 17, 2022, and any conditions proposed by the Township SEO. Seconded by KS. Motion carried 5-0.
3. Dollar General Zoning/Engineering Review – Robert McCollim, PennTex Ventures/Ashley Hetrick Larson Design Group.
 - a. Requested a Zoning and Engineering review from LTL Consultants, PC Reviewed the engineering report submitted by P. Eisenbrown and the zoning report submitted by R. Wessner on the proposed project development of a 3.3 acre parcel along Old Route 22 near Long Lane Rd. Property is zoned Village and would propose a 10,640 square foot retail store which would repurpose the PennDot pad already in use. During the discussion R. McCollim asked if before moving forward he could get the boards opinion on waiver requests would possibly approved for the following:
 - the maximum square footage of 9100 square feet max to accommodate for additional coolers to be placed in the store for fresh produce. (Would need Conditional Use approval)
 - Not having to designate residential plots on the LDP Subdivision Plan. (Would need Variance from ZHB)

-Not having to include a second driveway for emergency access. (Would need waiver from SASDO, they plan to contact the Townships Fire Consultant at Cornerstone Engineering to discuss)

4. Fama Sketch for Record – John Fama – Larry Brybosky, C2C Design Group - Angelo Corrado, builder
 - a. Ken Sanner announced that he will abstain from any discussion or vote as he does business with the Fama family farming their land. Michael Stevens announced that he will be part of the discussion but will abstain from the vote as he owns the neighboring property across the street from Mr. Fama. Michael will direct his questions as a private citizen and not as a Planning Commission Board Member.
 - b. PC reviewed P. Eisenbrown’s review letter, dated February 15, 2022, on the Fama proposed plan to subdivide a 2 acre lot from his 23 acre property. There had been some resident concerns that the property could not be subdivided a second time. Solicitor Macfarlane explained that the property could indeed be subdivided as the original subdivision did not include any notes to the contrary, and that the deed was clear of restrictions regarding subdivision.
 - c. After discussion it was decided that Mr. Fama’s engineer would resubmit the plan to include stormwater, driveway and septic.
 - d. Motion made by KB recommending five (5) Waiver Approvals from the BOS as follows:
 1. Section 401.1 Plan Scale
 2. Section 502.1.E Road Improvements
 3. Section 504.1.C Depth of lot
 4. Section 602.3 Curbs
 5. Section 602.4 SidewalksSeconded by RG. Motion carried 3-0. Ken Sanner and Michael Stevens Abstained from the vote.
 - e. The PC did not approve four (4) Waivers
 1. Section 312.1.D Sketch Plan shall include appropriate provisions for an ESC Plan and stormwater management.
 2. Section 303.B DEP regulations that require an ESC Plan for any earth disturbance activity of 5,000 square feet or more.
 3. Section 701 Subdivisions and land developments, the Applicant shall provide a financial guarantee to the Township for the timely installation of proper construction of all stormwater management controls.
 4. Section 703 Operations and Maintenance Agreement with the Township covering all stormwater controls and BMPs shall be signed by the Owner.

ADJOURNMENT: Motion made by KB and seconded by KS to adjourn the meeting at 9:38 p.m.
Motion carried. (5-0).

Respectfully Submitted,

Jane Werley
Twp. Administrator