Greenwich Township Planning Commission Meeting
Monday, September 21, 2026

CALL TO ORDER AND PLEDGE OF ALLEGIANCE: Vice Chairman Kerry Berger called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Ken Sanner, Kerry Berger, and David Rydzewski. Professionals present: Solicitor: Colin Macfarlane, Engineer: John Poff, Administrator: Cindy Conrad.

ANNOUNCEMENTS: Vice Chairman Berger 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. Rydzewski, to approve the minutes of the August 17, 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.
Greenwich Commons Lot #3 – The Township Engineer provided a review letter of a revised plan submitted. The developer also provided a waiver request letter for the Planning Commission to review. The applicant's engineer, Jeremy Madaras of Howell Engineering and legal counsel, Mr. Leonard Altieri III were present to discuss the review letter with the Planning Commission. This development is an eleven-lot subdivision. Sewage testing was completed and retesting was done on Lots 7 and 8. Lot 7 has suitable sites, however, lot 8 will be retested again in the middle of October. The Applicant is proposing a Home Owners Association to maintain the stormwater facilities outside of the proposed road right-of-way. A Capital Outlay would be provided for the HOA initially. The Applicant would also dedicate the proposed road and stormwater facilities inside the right-of-way to the Township. The Planning Commission discussed this at length with the applicant. The Planning Commission would like the Board of Supervisors to decide whether or not dedication of the proposed road in the development will be approved. Mr. Madaras stated that they will be submitting plans for NPDES & E & S approval. They also agreed that they would provide the Environmental Impact Study and the Hydrogeologic Impact Study to the Township prior to preliminary plan approval. The Applicant's Engineer waiver letter was reviewed. Waiver Request#1, Section 304.2 regarding Planning Modules is not needed, a Planning Module will be completed once testing is finished. Request #2, Section 305.A.3.A, regarding Ground Water Recharge. The applicant is requesting to use the DEP PCSM Spreadsheet Computations. The Township Engineer has no problem with this request. On a motion by Mr. Sanner, seconded by Mr. Rydzewski, a waiver from section 305.A.3.A is approved as requested. There was no public comment. Motion carried. Waiver requests #3 and #5, Section 502.1 and Section 503.3, regarding street improvements and crosswalks will need to be discussed with the Board of Supervisors before any action is taken on the request. The waiver request #4 is not needed since the studies required in the Subdivision and Land Development Ordinance will be completed and submitted to the Township for review. No other action was taken on the plan at this time.

Folino Inn & Spa Development – The Township received a review letter from the Director of Emergency Services, Mr. Matthew Brett. The Township Engineer will forward a copy of this letter to the applicant's engineer for their review. There was no other action taken on this plan at this time.

BUSINESS:

Wetzel Planning Waiver and Non-Building Declaration – The Township received a form from Brad Pflum, the Township Sewage Enforcement Officer for the Planning Commission to review and approve. On a motion by Mr. Sanner, seconded by Mr. Rydzewski, the Planning Commission authorizes the execution of the Planning Waiver and Non-Building Declaration for the Wetzel Subdivision Plan and authorizes the Vice Chairman to sign the request. There was no public comment. Motion carried.

The Township received an application for a Zoning Hearing for a property at 1119 Long Lane Road. The request for a variance is from the rear yard setback. The Planning Commission had no comment on the application.

ADJOURNMENT:

A motion was made by Mr. Sanner, seconded by Mr. Rydewski, to adjourn the meeting at 8:35 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Cindy Conrad

Cindy Conrad
Administrator/Secretary/Treasurer