

Greenwich Township Planning Commission Meeting
Monday, August 17, 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: Cindy Conrad.

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. Rydzewski, seconded by Mr. Sanner, to approve the minutes of the June 15, 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 applicant provided an email that the plan be tabled until the next meeting. There was a brief discussion concerning the driveway entrances and on-lot sewage testing. There was no action taken on the plan at this time.

Folino Inn & Spa Development – A preliminary plan was submitted for Township review. The Township Engineer provided a review letter. A revised request for waivers from the Greenwich Township Subdivision and Land Development Ordinance was received. The Planning Commission discussed the waivers with the Applicant's Engineer. The Planning Commission will wait to approve all requested waivers until the plan is close to approval. The Waiver request from Section 304 regarding the submission of the plan as a Preliminary to Preliminary/Final was discussed. The Township Engineer has no issue with this request. Waivers requested from Section 602.3 regarding curbs, Section 602.4, regarding sidewalks, and Section 603.1 regarding Street Lights, were discussed by the Planning Commission. All three of these requests, curbs, sidewalks, and streetlights, are going to be deferred if improvements on adjacent properties require that these items be installed. A waiver request from Section 602.9 regarding monuments was discussed. This may be approved with the condition that one monument be placed on the West side of the property. The final waiver request, at this time, was from Section 603.1 regarding Street Trees. The Planning Commission has no issue with the request. All these waivers will be considered in the future when the developer has all items listed with one request. The Township Engineer will contact the Fire Company representative to review the fire safety improvements for the plan and the Township Engineer will also contact the Sewage Enforcement Officer and Code Enforcement Officer to review items shown on the plan. No action was taken on the plan at this time.

BUSINESS:

Data Center Ordinance Review – The Township Solicitor stated that the Township has received the Berks County Planning Commission review letter for the proposed Data Center Ordinance. The Township Solicitor gave a brief overview of the Ordinance as prepared. Any proposed applications for a data center would be required to obtain Conditional Use approval by the Board of Supervisors. The

Planning Commission discussed the maximum height requirement for the use. All members agreed that the height should be no more than the current zoning district height in the Greenwich Township Zoning Ordinance. There was discussion that instead of exceeding the height, they could place part of the structure underground. Also discussed were the noise levels and the requirements listed in the Delaware Valley Regional Planning Commission report provided to all Planning Commission members.

The Township Solicitor recommended the Planning Commission make a motion to make the changes to the proposed Data Center Ordinance for the Board of Supervisors to discuss. On a motion by Mr. Wood, seconded by Mr. Rydewski, the following recommendation for revision to the proposed Data Center Ordinance should be to reduce the height limitations to be consistent with the current height limitations in the Greenwich Township Zoning Ordinance and to include the language on noise as listed in the provision in the Delaware Valley Regional Planning Commission report. There was no public comment. All members voted in favor. Motion carried.

ADJOURNMENT:

A motion was made by Mr. Berger, seconded by Mr. Rydewski, to adjourn the meeting at 9:03 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Cindy Conrad".

Cindy Conrad

Administrator/Secretary/Treasurer