

**The Township of Greenwich
Planning Commission Meeting
Monday, January 21, 2019**

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. Professionals present: Solicitors, Alex Elliker; Engineer, Pete Eisenbrown; Secretary Treasurer, Jane Werley.

ANNOUNCEMENTS:

1. Chairman Oscar Kleinsmith informed the audience to state their name and address if addressing the Commission.

HEARING OF THE VISITORS: No Public Comment

REORGANIZATION OF THE PLANNING COMMISSION:

1. Motion by MS to appoint Temporary Chair to AE, seconded by RG. Motion carried 3-0.
2. Nominations for Officers of the Planning commission:
 - a. Chairman – Motion made by MS to appoint Oscar Kleinsmith Chairman, seconded by RG. Motion carried 3-0.
 - b. Vice Chairman – Motion made by MS to appoint Richard Grim Vice Chairman, seconded by OK. Motion carried 3-0.
 - c. Secretary – Motion made by OK to appoint Michael Stevens Secretary, seconded by RG. Motion carried 3-0.
 - d. AE turned meeting back to OK.

APPROVAL OF THE MINUTES:

1. Motion made by RG to approve the Minutes of the December 17, 2018 Planning Commission Meeting, seconded by MS. Motion carried 3-0.

VALIDITY CHALLENGE AND CURATIVE AMENDMENT: UMH Properties, Inc.

1. Solicitor Alex Elliker explained the Validity Challenge and Curative Amendment brought by UMH Properties, Inc. UMH is agreeing that the Township provides high density zoning areas for mobile home parks but is also challenging that that the Township does not provide enough high density zoning areas.
2. Motion made by OK to recommend denial of the Validity Challenge and Curative Amendment to the Board of Supervisors, seconded by RG. Motion carried 3-0.
3. Motion made by MS to authorize Solicitor A. Elliker to prepare a letter to the Board of Supervisors stating their recommendation for denial, seconded by RG. Motion carried 3-0.
4. There will be a public meeting at the Greenwich Township Municipal Building on January 30, 2019 at 7:00 pm with UMH and the Board of Supervisors.

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

PLANS TO REVIEW:

1. Hasse Annexation – Dean Zimmerman, JHA Companies
 - a. O & M Agreement for storm water is being completed at this time.
 - b. Motion made by MS to recommend approval of the waiver request, SALDO Section 502.1.E Cartway and road right-of-way, seconded by RG. Motion carried 3-0.
 - c. Motion made by RG to recommend approval of plan to the Board of Supervisors, seconded by MS. Motion carried 3-0.
 - d. No action required on their request for an extension of time.
2. The Barn at Walnut Grove – Bob Bauer and Amit Mukherjee, Base Engineering. Peter Lehr, Norris McLaughlin.
 - a. Brief discussion on LTL's review letter. Enlarged drawing submitted showing detail of the 50' buffer. Waiver requested for 306.D where there are existing buildings original to the farm, including the house and adjoining yard, livestock pens and smokehouse. 2/3 of the house is located within the 50' buffer. If waiver is approved it will be noted on the plan that there is to be no future changes to this specific area. The Planning Commission agreed to support this waiver request as being favorable to plan approval. Waiver would be noted on the plan along with the notes from the Planning Commissions December 2018 meeting.
 - b. Motion made by MS to recommend approval for the extension of time request changing the Planning Commissions deadline to May 20, 2019 and the Board of Supervisors deadline to June 3, 2019, seconded by RG. Motion carried 3-0.
 - c. Gregory Jakubowski, Fire Planning Associates, completed his review of the plan and has submitted copies to all parties. Base Engineering will prepare a follow up letter and the Fire Review will be discussed at the February Planning Commission Meeting.
3. Crossroads X #2 - Preliminary Plan
 - a. Motion made by RG to recommend approval for the extension of time request changing the Planning Commissions deadline to April 1, 2019 and the Board of Supervisors deadline to May 6, 2019, seconded by MS. Motion carried 3-0.

CORRESPONDENCE:

1. Pete Eisenbrown, Engineer, LTL Consultants
 - a. Discussion took place on draft changes to Zoning, adding a section for Accessory Structures, and SALDO Sketch Plan Requirements. Changes will be made and another draft will be presented.

ADJOURNMENT: Motion made by RG and seconded by MS to adjourn the meeting at 9:08 p.m.
Motion passed (3-0).

Respectfully Submitted,

Jane Werley
Secretary/Treasurer