

Greenwich Township Planning Commission Meeting
Monday, July 21, 2025

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, David Rydzewski. Professionals present: Solicitor: Colin Macfarlane, Engineer: Michael Bingham, 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. Rydzewski, seconded by Mr. Sanner, to approve the minutes of the June 16, 2025 Planning Commission meeting. All members present voted in favor. Motion carried.

PUBLIC COMMENTS AND HEARING OF THE VISITORS: None

SUBDIVISION AND LAND DEVELOPMENT STATUS:

A motion made by Mr. Rydzewski, seconded by Mr. Sanner, to recommend the Board of Supervisors accept a time extension to the plan review period until December 8, 2025 for the Folino Inn and Spa Land Development Plan. All members present voted in favor. Motion carried.

A motion made by Mr. Rydzewski, seconded by Mr. Sanner, to recommend the Board of Supervisors accept a time extension to the plan review period until October 10, 2025 for the Penn 78 West Land Development Plan. All members present voted in favor. Motion carried.

GLC Lehigh Valley West Land Development Plan – Mr. Kobularcik stated that the plan provides access around the building using a permeable paver system to link the driveway and cul de sac. The fire chief and engineer have reviewed the concept and have no objections. This area will not be used daily and will be gated and is only for use during an emergency by the fire company. The pavers are set in a bed of stone, and this allows storm water infiltration through holes in the paver.

A motion made by Mr. Sanner, seconded by Mr. Rydzewski, to recommend the Board of Supervisors grant the waivers previously approved and outlined in the July 17, 2025 Systems Design Engineering review letter, which is incorporated by reference for the GLC Lehigh Valley West Subdivision and Land Development Plan. All members present voted in favor. Motion carried.

A motion made by Mr. Rydzewski, seconded by Mr. Sanner, to recommend the Board of Supervisors grant preliminary plan approval to the GLC Lehigh Valley West Subdivision and Land Development Plan. All members present voted in favor. Motion carried.

Penn 78 West Land Development Plan – No approval was requested. The plan's NPDES permit is under review. Amendments are being made to the Penn DOT Highway Occupancy Permit. The PA DEP joint permit for wastewater is issued in draft form pending public comment and technical review. It is unknown if public comment has been made to the PA DEP.

Crystal Cave Road Sketch Plan – Rob Hain of Berks Surveying presented a sketch of a subdivision of one hundred and nine acres into two parcels. One parcel will be entirely in Greenwich Township and contains the existing house, barn, and farmland. The second parcel is in Greenwich and Richmond Township and is being subdivided off so the owner's son may build a home. The home will be built in Richmond Township in an area removed from the Zone A floodplain by a Letter of Map Revision (LOMR). No development will occur in Greenwich Township.

A motion made by Mr. Sanner, seconded by Mr. Rydzewski, to recommend the Board of Supervisors defer Greenwich Township's review of the Crystal Cave Road Subdivision Plan since no development will occur in Greenwich Township conditioned upon pins and monuments being set on the parcel boundaries in Greenwich Township. All members present voted in favor. Motion carried.

Old Route 22 Sketch Plan – Review letters were provided by the zoning officer and engineer. The sketch plan proposes eleven residential lots and one commercial lot, which will be retained by the seller, all in the Village Zoning District. A condition of approval will be to restrict lot 12 to a commercial use in order to comply with Village Zoning. The buyer plans on building single family homes on the residential lots. This parcel was previously under review in 2008 as the Estates at Greenwich Commons. The Commission discussed the township's desire to relocate Long Lane Road to more closely align with the road at the Dollar General. Lots 6 and 11 on the plan are larger due to slopes and wetlands. The cul de sac exceeds the 500-foot maximum length in the zoning ordinance and would need a variance. The fire chief's opinion will be sought on the cul de sac. The development would be served by individual on lot sewage and wells. Two storm water basins will be proposed on Lot 5 and Lot 11. The township does not generally accept dedication of cul de sac streets and a homeowner's association would likely be put in place for maintenance of the private road and storm water. Street width is proposed at 33 feet and on street parking will be reviewed.

572 Old Route 22 Variance – The Planning Commission made no comment or recommendation.

BUSINESS: None

ADJOURNMENT:

A motion was made by Mr. Sanner, seconded by Mr. Rydzewski, to adjourn the meeting at 8:15 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach
Administrator/Secretary/Treasurer