

Greenwich Township Planning Commission Meeting
Monday, September 15, 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, Rick Wood. 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. Sanner, seconded by Mr. Rydzewski, to approve the minutes of the July 21, 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: All plans were current. If no action is taken on Penn 78 West Plan this evening, an extension of time is needed to the review period.

Penn 78 West Land Development Plan – Discussion centered around a waiver request to the clear site triangle for the emergency access road. David Wilson, engineer for the developer, stated that the clear site triangle was mostly paved road and a small portion was on the neighbor's property. Penn DOT has reviewed the plan and issued an HOP. Michael Bingham of Systems Design Engineering stated that if the access was moved, it would need a new Penn DOT HOP and moving the access brought it closer to Long Lane Road, which Penn DOT may not approve.

Dodie Sable asked what happens if the neighbor plants corn up to the road. SR 737 has a blind turn approaching the emergency site. She asked if the developer had spoken to the property owner or had a written agreement that they would keep the clear site triangle free from obstructions.

Jim Vozar, developer, stated that the emergency access would be gated and only used if the main driveway was blocked in an emergency situation. Emergency vehicles site higher than a passenger vehicle and if an event occurred where the emergency access needed to be used, it would most likely be an event of such a scale as to need fire police to direct traffic.

After polling the Board, Mr. Vozar was instructed to exhaust all options which included determining if the driveway can be reasonably re-engineered where Penn DOT will approve the change and eliminate the need for a waiver to the clear site triangle. If it cannot be re-engineered, the adjoining property owner must be approached. If the land for the clear site triangle cannot be purchased or an easement agreement signed, the developer should again request the waiver from the township.

A motion made by Mr. Wood, seconded by Mr. Sanner, to recommend the Board of Supervisors grant waivers 1 through 7 pursuant to the developer/engineer letter dated September 15, 2025. All members present voted in favor. Motion carried. (Sections 304 Preliminary Plan, 602.3 Curb Width, 517.2 Utilities Impact Study, 602.3 Curb, 602.4 Sidewalk, 2.3.C.5 Stormwater Basin Side Slopes, and 517.3 Recreation Impact Study).

The Commission took no action on the waiver for Section 502.09.C clear site triangle, and Mr. Suhr agreed that the developer would grant a one-month extension to the plan review period.

BUSINESS: None

ADJOURNMENT:

A motion was made by Mr. Sanner, seconded by Mr. Wood, to adjourn the meeting at 8:02 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach
Administrator/Secretary/Treasurer