

Greenwich Township Planning Commission Meeting
Monday, October 20, 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, Kerry Berger, 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. Rydzewski, seconded by Mr. Sanner, to approve the minutes of the September 15, 2025 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. 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 – Mr. Suhr of Stevens and Lee reported that an easement had been negotiated for the clear site triangle, and the agreement is getting signed. The waiver request was withdrawn and approval of the preliminary/final plan requested. Mr. Bingham asked the township solicitor to review the easement agreement.

A motion made by Mr. Rydzewski, seconded by Mr. Berger, to recommend the Board of Supervisors grant conditional approval to the Penn 78 West Preliminary/Final Plan contingent on the items outlined in the Systems Design Engineering October 17, 2025 review letter, which is incorporated by reference, review and approval by the township solicitor of the easement agreement and its recordation by the developer, and plan updates to be consistent with the review. All members voted in favor. Motion carried.

GLC Lehigh Valley West Land Development Plan – Mr. Kobularcik, for the developer, had no comments and requested approval of the waivers and plan. Mr. Macfarlane stated he is working with the developer's attorney on the HOP Improvement Agreement. The maintenance of the traffic signal and the electricity would be covered by the agreement. The township could either hold an escrow or bill the developer annually. Third party approvals are still needed and review by Penn DOT and the PA DEP is in progress.

A motion was made by Mr. Sanner, seconded by Mr. Wood, to recommend that the Board of Supervisors grant the GLC Lehigh Valley West Final Plan a partial waiver to Section 515.C.4 emergency access maximum length and cul-da-sac requirements pursuant to the October 16, 2025 Systems Design Engineering review letter. All members voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Rydzewski, to recommend that the Board of Supervisors grant the GLC Lehigh Valley West Final Plan waivers to Sections 517.2 Utilities Impact Study, 517.3 Recreation Impact Study and 511.3 screening of bulk containers. All members voted in favor. Motion carried.

A motion was made by Mr. Sanner, seconded by Mr. Rydzewski, to recommend that the Board of Supervisors grant the GLC Lehigh Valley West conditional final plan approval contingent on the items outlined in the Systems Design Engineering October 16, 2025 review letter, which is incorporated by reference, and the developer executing a Highway Improvement Maintenance Agreement. All members voted in favor. Motion carried.

BUSINESS: Dodie Sable reported that Berks County has a study that shows two thirds of the traffic in Greenwich Township goes through the SR 737 and Old Route 22 intersection. She asked about the GLC Lehigh Valley plans for the intersection and expressed concern about where her driveway entrance will be located. Mr. Macfarlane stated that is an issue that still needs to be addressed by the developer with Penn DOT. Marc Sable asked for notice when intersection plans are received. Mr. Macfarlane understands there is a left turn lane to be installed on SR 737 and a right turn lane on Old Route 22. Mr. Sable also asked what would happen to Rhoads Road. Mrs. Hollenbach will reach out for plan copies and reviews.

ADJOURNMENT:

A motion was made by Mr. Berger, seconded by Mr. Sanner, to adjourn the meeting at 7:55zsa pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach
Administrator/Secretary/Treasurer