

**The Township of Greenwich
Planning Commission Meeting
Monday, June 15, 2020**

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, Ken Sanner, Kerry Berger. Professionals present: Solicitors, Alex Elliker; Engineer, Jessica Adams; 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

APPROVAL OF THE MINUTES:

1. Motion made by KS to approve the Minutes of the January 20, 2020 Planning Commission Meeting with Solicitors revisions. Seconded by KB. Motion carried 5-0.

HEARING OF THE VISITORS: No public comment

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

PLANS TO REVIEW:

1. The Barn at Walnut Grove, David Laudadio, LDP. Peter Lehr, Esq. Amit Mukherjee, Base Engineering. Seeking Preliminary Plan approval. PennDOT application submitted June 12, 2020. Planning Module approved by the Board of Supervisors June 1, 2020. Plan has met Conditional Use and Zoning Hearing Board requirements. Motion made by KS recommending approval from the Board of Supervisors of Preliminary Plan with Fire and third party approvals, moving on to Final Plan submission. Seconded by RG. Motion carried 5-0.
2. Waiver Requests
 - a. Section 403.1.b – Monuments. Request to not place monuments and/or markers at each perimeter corner where existing boundary markers are present. Motion to recommend approval by KB, seconded by KS. Motion carried 5-0.
 - b. Section 602.3 – Curbs. Requesting no curbing due to limiting road conditions and because Old Route 22 is a PADOT roadway. Motion to recommend approval by KB, seconded by RG. Motion carried 5-0.
 - c. Section 602.4 – Sidewalks. Requesting no sidewalks due to no new streets being proposed as well as the limiting road conditions of Old Route 22. Motion to recommend approval by MS, seconded by KS. Motion carried 5-0.

- d. Sections 403.1.b and 602.9 – Monuments. Request to reduce the number of monuments required along the existing street and to not provide elevations. Motion to recommend approval by KB, seconded by RG. Motion carried 5-0.
 - e. Section 306.D – Stream Buffer. Request for the following limited areas; adjacent to the existing out building, existing small barn, along/through the existing stone driveway, and along/through the existing macadam driveway. Motion to recommend approval by RG, seconded by KB. Motion carried 5-0.
3. Nolt Duck Barn, Elvin Nolt, LDP. Matt Hood, TeamAG, Inc. Preliminary Plan submission for 222 Long Road, 231 acre existing farm. Proposing two duck barns, manure storage structure, several related structures and residential dwelling. New driveway access and several stormwater control facilities. New water supply well and new on-lot sanitary system.
- a. Request for Preliminary/Final approval denied. Township will require separate plan submission for both Preliminary and Final Plan approvals.
 - b. Requested waivers were discussed. Most won't cause the Planning Commission any issue however, the Planning Commission is checking on whether or not a Traffic Impact Study and any Road Improvements will be required.
 - c. Fire Consultant review will be required.
 - d. Motion made by KB recommending BOS approval for an extension of time by the July 6, 2020 Board of Supervisors meeting. If a letter of extension is not received by July 6, 2020 it will result in the Planning Commission's recommendation for denial of the plan by the BOS. Seconded by RG. Motion carried 5-0.

ADJOURNMENT: Motion made by KB to adjourn the meeting at 9:25 pm, seconded by KS.
Motion carried 5-0.

Respectfully Submitted,

Jane Werley
Secretary/Treasurer