

**The Township of Greenwich
Planning Commission Meeting
Monday, January 20, 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, Pete Eisenbrown; Secretary Treasurer, Jane Werley.

ANNOUNCEMENTS:

1. Chairman Oscar Kleinsmith informed the audience to state their name and address if addressing the Commission. Residents and visitors must sign in if addressing the Board.

HEARING OF THE VISITORS: No Public Comment

REORGANIZATION OF THE PLANNING COMMISSION:

1. Motion by KS to appoint Temporary Chair to AE, seconded by RG. Motion carried 5-0.
2. Nominations for Officers of the Planning commission:
 - a. Chairman – Motion made by RG to appoint Oscar Kleinsmith Chairman, seconded by MS. Motion carried 5-0.
 - b. Vice Chairman – Motion made by KB to appoint Michael Stevens Vice Chairman, seconded by KS. Motion carried 5-0.
 - c. Secretary – Motion made by KS to appoint Kerry Berger Secretary, seconded by RG. Motion carried 5-0.
 - d. A. Elliker turned meeting back to Chairman Kleinsmith.

APPROVAL OF THE MINUTES:

1. Motion made by MS to approve the Minutes of the November 18, 2019 Planning Commission Meeting with one change pertaining to the Mervin Martin Sketch Plan, seconded by RG. Motion carried 5-0.

HEARING OF THE VISITORS:

1. Ron Corkery, Esq. representing Dodie Sable. Discussion took place on the subdivision of the Thompson/PSIP/PennDOT strip of property. R. Corkery explained why he believes both deeds (Thompson to PSIP; PSIP to PennDOT) are defective and should be voided.
2. Fred Germann. Stated he did further research on traffic studies and finds them to be unreliable.

SUBDIVISION AND LAND DEVELOPMENT STATUS REPORT: PC reviewed the report. There was an error found on the date calculation for the extension of time pertaining to the Laudadio project which will be corrected.

PLANS TO REVIEW:

1. The Barn at Walnut Grove, David Laudadio. Zoning Hearing to request two separate uses on a property to be scheduled by E. Orlando's office. NPDES application has been submitted. Engineer continues to work toward responses and/or revisions of LDP to satisfy LTL's latest review comments. Motion made by KS recommending BOS approval for a 120 day extension of time granted by Applicant, seconded by RG. Motion carried 5-0.
2. Crossroads X #2. Brian Myers, Engineer. Charlie Suhr Esq. Stevens & Lee. Presented compliance plan in regard to strip of property conveyed to PennDOT that did not go through Township subdivision approval. Explained that in his prior experience he has never applied for subdivision approval when a developer is planning to convey such a strip of property to PennDOT. Property is approximately 1/10 of an acre and was deeded to PennDOT by PSIP on October 15, 2019. Although no subdivision plan was ever presented to the Township prior to two separate deeds being executed (Thompson to PSIP; PSIP to PennDOT), current setbacks and lot configuration for the remaining Kleckner/Lick property conform to Township ordinance dimensional requirements. Compliance plan will be on Township record only and will not be recorded at the County level. Compliance plan has been revised to meet LTL's review letter comments.
 - a. D. Sable inquired about what would happen to the land if the warehouse does not get built. Would PennDOT give the land back to the developer or original owner? Most likely PennDOT would not give up ownership of the right-of-way. R. Corkery stated that if the Deed to PennDOT is not recorded, then PennDOT could tear it up and the land would then still be owned by the developer.Motion made by KS recommending to the BOS that the compliance plan does not satisfy the subdivision issue. Seconded by KB. Motion carried 5-0.

ADJOURNMENT: Motion made by RG to adjourn the meeting at 8:47 pm, seconded by MS.
Motion carried 5-0.

Respectfully Submitted,

Jane Werley
Secretary/Treasurer