

**The Township of Greenwich
Planning Commission Meeting
Monday, October 21, 2019**

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: Richard Grim, Michael Stevens, 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. Residents and visitors must sign in on the sign in sheet provided if they wish to speak with the board.

APPROVAL OF THE MINUTES:

1. Motion made by RG to approve the Minutes of the July 15, 2019 Planning Commission Meeting, seconded by KS. Motion carried 5-0.

HEARING OF THE VISITORS:

1. Dodie Sable – Questioned why the resubmitted Crossroads plan did not come back to the Planning Commission for review. The Planning Commission made their recommendation of denial to the Board of Supervisors (BOS) at their July 15, 2019 meeting due to the need for more time to clean up plan issues per LTL's review letter. Solicitor Elliker explained that the plan is currently with the BOS and that it will be a BOS decision whether or not the revised plan goes back in front of the Planning Commission. The developer could also request more input from the Planning Commission.

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

PLANS TO REVIEW:

1. Harmike Investments – Aaron Navarro – Final Plan, Krumsville Convenient Store.
 - a. Plan has no substantial changes and was recommended to the BOS for approval. Motion made by MS to recommend to the BOS final plan approval with conditions described in both the LTL Consultants review letter and the Fire Planning Associates review letter. Seconded by KB. Motion carried 5-0.
2. R.E. Pierson – Andrew Stoll, Esq.; Dan Humes, Civil Engineer; Don Wagoner;
 - a. No Substantial changes to plan, seeking preliminary/final approval.
 - b. Six waivers were discussed and approved.
 - i. Motion made by KB to approve waiver on submitting a sketch plan. Seconded by RG. Motion carried 5-0.

- ii. Motion made by MS to approve waiver on combining preliminary and final plan submission. Seconded by KS. Opposed by OK. Opposed by KB. Motion carried 3-2.
- iii. Motion made by RG to approve waiver for a traffic study. Seconded by MS. Opposed by OK. Opposed by KB. Motion carried 3-2.
- iv. Motion made by KS to approve waiver from “other reports” as part of the project. Seconded by KB. Motion carried 5-0.
- v. Motion made by KS to approve waiver from widening of Gensinger Rd. Seconded by MS. Motion carried 5-0.
- vi. Motion made by KB to approve waiver from Providing curbs and sidewalks. Seconded by KS. Motion carried 5-0.
- c. Motion made by MS to recommend to the BOS preliminary/final approval with conditions described in LTL Consultants review letter. Seconded by KS. Opposed by KB. Opposed by OK. Motion carried 3-2.

ADJOURNMENT: Motion made by KS and seconded by RG to adjourn the meeting at 9:13 p.m.
Motion carried 5-0.

Respectfully Submitted,

Jane Werley
Secretary/Treasurer