

Township of Greenwich
Board of Supervisors Meeting
Monday, May 1, 2023, 7:30 p.m.

Attending: Supervisors: Dean Spohn, Victor Berger, Steven Diehl, Professional Staff: Colin Macfarlane-Kozloff Stoudt P.C., Bobby Follweiler-Road Master, Ryan Wessner – LTL Consultants and Diane Hollenbach-Administrator

Guests: Dodie and Marc Sable, Linda Wood, Andrew Dietrich, Fred Germann, Kay Brendlinger

Mr. Spohn called the Greenwich Township Regular Meeting to order in the Greenwich Township Municipal Building at 7:30 p.m.

ANNOUNCEMENTS: Mr. Spohn asked the public to please state your name and address if addressing the Board. This meeting will be recorded for the accuracy of the minutes and deleted. Attending visitors may also be recording.

APPROVAL OF THE MINUTES:

A motion was made by Mr. Berger, seconded by Mr. Diehl, to approve the minutes of the April 3, 2023 regular meeting. All voted in favor. Motion carried.

2006 RINGO TRAILER BID:

Two bids were received for the 2006 Ringo Trailer: Glenn Collins - \$2,557.00 and Hasch Daal Farms. - \$2,031.00

A motion was made by Mr. Diehl, seconded by Mr. Spohn, to accept the bids for the 2006 Ringo Trailer and sell the trailer to Glenn Collins for \$2,557.00. All voted in favor. Motion carried.

PERSONAL APPEARANCES & PUBLIC COMMENT:

Fred Germann of 1274 Krumsville Road stated that the Cross Roads X Warehouse infiltration basin is still a concern to the health, safety and welfare of the township, and he has spoken to the PA Department of Environmental Protection. He also spoke with Penn DOT about the traffic volumes of existing warehouses. He contacted the Office of Open Records about putting proposed plans on the website, and they stated posting plans was not a violation of copy write laws. Mr. Macfarlane stated that it remains Kozloff Stoudt's position that it is unlawful to publish plans until plans are recorded with the recorder of deeds. Mr. Germann addressed the American Rescue Plan funds and asked how the money was being used. Mr. Spohn stated that one project had been identified, Sittler Valley Road culvert replacement.

PLANS TO REVIEW:

Leid Poultry Barn Land Development Plan

A motion was made by Mr. Diehl, seconded by Mr. Berger, to accept the Developer's offer of an extension of time until August 7, 2023 for the Leid Poultry Barn Land Development Plan. All voted in favor. Motion carried.

Greenwich Commons Subdivision Plan

A motion was made by Mr. Diehl, seconded by Mr. Berger, to approve the waivers and deferral of the curb and sidewalk for the Greenwich Commons Subdivision Plan as recommended in the

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April 18, 2023 Greenwich Township Planning Commission action letter which is incorporated by reference. All voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to grant approval to the Greenwich Commons Preliminary Subdivision Plan conditioned upon completion of the items outlined in LTL Consultants April 12, 2023 review letter, which is incorporated by reference. All voted in favor. Motion carried.

OLD BUSINESS:

Fee in Lieu of Open Space for Recreation Purposes

A motion was made by Mr. Berger, seconded by Mr. Diehl, to adopt Resolution 2023-08 an amendment to the Greenwich Township Fee Resolution. Linda Wood of 142 Circle Road asked about the resolution. It was explained that the resolution includes a new fee for recreation fee in lieu of open space for new development. Hearing no further questions on the motion, all voted in favor. Motion carried.

Leid Dirt and Gravel Road Grant

A motion was made by Mr. Diehl, seconded by Mr., Berger, to ratify the execution of the Leid Grant Application Agreement. All voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to ratify the preparation and submission of the Dirt and Gravel, Low Volume Road Grant Application to the Berks County Conservation District by Great Valley Consultants. All voted in favor. Motion carried. Mr. Macfarlane stated that the project did not receive the Dirt and Gravel Road Grant. Mr. Leid and his counsel are re-evaluating the plan and the zoning appeal will be continued until June 21, 2023. The agreement requires the appeal to be continued until Mr. Leid obtains a conditional use and a driveway permit. Should he not be successful, he then will take the matters to the Zoning Hearing Board.

Codification of Ordinances – Tabled until the 2024 budget.

NEW BUSINESS:

Sittler Valley Road Project

A motion was made by Mr. Berger, seconded by Mr. Diehl, to authorize Great Valley Consultants to create the bid for the Sittler Valley Road Project and advertise the bid opening for 10 a.m. on May 31, 2023. All voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to authorize the chairman to execute the proposal from Contech Engineered Solutions for the purchase of a Box Culvert for the Sittler Valley Road Project under Costars Contract #4400022460 for \$69,210.00. All voted in favor. Motion carried.

Truck #3 – Discussion on Truck #3 was postponed until later in the meeting.

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Traffic Engineer Proposals – The Board received proposals for traffic engineering services from Benchmark Civil Engineering and Services, Inc., Barry Isett & Associates, and SAFE Highway Engineering, LLC. All firms' hourly rates were nearly the same. The firms had been chosen because each had in the past or was currently working with a township on a warehouse plan review. Mrs. Wood asked who our current traffic engineer was and why the township was doing this now. Diane Hollenbach explained that the township did not have a traffic engineer and had been asked to review a scoping meeting application for a new warehouse proposal.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to appoint Benchmark Civil Engineering and Services, Inc. to perform traffic engineering services for Greenwich Township. All voted in favor. Motion carried.

Sewage Enforcement Officer – Mrs. Hollenbach explained that the township received notice on Wednesday, April 26th that Berks Envirotech would not be accepting any new work after May 31st and planned to close their doors by August 1st. Four proposals had been received for SEO services: JB Environmental Services, LLC, Keystone Consulting Engineers, LTL Consultants, and Systems Design Engineering, Inc. The Board deferred appointing a sewage enforcement officer until the June meeting in order to have more time to review the proposals.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to accept the resignation of Allen Madeira as Greenwich Township Sewage Enforcement Officer contingent upon appointing a replacement. All voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize the following payments for the Sewage Enforcement Officer's records: \$200 for Holding Tank and Small Flow Treatment Systems files, \$500 for Active Permit Files and \$2,500 for all records from 1971 to present. All voted in favor. Motion carried.

REPORTS:

Administrator – Mrs. Hollenbach reported that Matt Brett had reconsidered and sent an email that afternoon agreeing to stay on as Emergency Management Coordinator. The Board asked Mrs. Hollenbach to set up a meeting with Mr. Brett to discuss the position and any emergency management needs. Mrs. Hollenbach also followed up with Tredyffrin Township regarding Chapter 208 Zoning section 102.1) *Special development regulations designed to control noise pollution* and their zoning officer could not remember ever using the section except to have the Turnpike put in noise walls during an expansion project.

Road Master - None

Engineering and Zoning Reports - Mr. Wessner reported that he had a meeting with the owner of 973 Krumsville Road and his contractor. A notice of violation had been sent to 108 Little Round Top Road who was renting accessory structures as short term rentals. Mr. Wessner

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suggested the township consider a short term rental ordinance. Albany Township is developing an ordinance to make sure people are safe when they rent a structure that may not be a dwelling. Mr. Berger asked how it would fit with the township ordinance about two residences on the same property. Mr. Wessner stated that property owners will still need zoning relief. Mr. Wessner will provide the Board with some sample ordinances.

Solicitor

Fire Safety Ordinance – The Board received two draft ordinances. One adopted Appendix D of the International Fire Code of 2021 with some modifications and the other amended the Subdivision and Land Development Ordinance (SALDO) to adopt language to require plans to be reviewed for compliance with Appendix D. Because the SALDO is being amended, the Berks County Planning Commission and Greenwich Township Planning Commission must review the ordinance and provide feedback.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize the submittal of the Fire Safety Ordinances to the Berks County Planning Commission and Greenwich Township Planning Commission. All were in favor. Motion carried.

Township Truck Fleet Changes – Diane Hollenbach reported that as authorized⁴ last month, Butler Township is purchasing Truck #2, the 2009 International, for \$20,000; however, Greenwich Township did not purchase the truck up for sealed bid by Upper Macungie Township. Discussion followed on replacing the small dump truck with a new Ford 600 or Ford F550.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to authorize the sale of Truck#3 through an online auction service. All voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to authorize the Road Master to research a truck to replace the small dump truck. All voted in favor. Motion carried.

FINANCIAL MATTERS:

A motion was made by Mr. Berger, seconded by Mr. Diehl, to approve the bills and accept the Treasurer's Report as presented. All present voted in favor. Motion carried.

Hearing no further business, Dean Spohn adjourned the May 1, 2023 Board of Supervisors meeting at 8:34 p.m.

Respectfully submitted,

Diane Hollenbach
Administrator/Secretary/Treasurer