

**The Township of Greenwich  
Board of Supervisors Meeting  
Monday, April 2, 2018**

**Minutes**

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**CALL TO ORDER AND PLEDGE OF ALLEGIANCE:** Chairman Victor Berger called the meeting to order at 7:48 pm. Members present: Dean Spohn and Alice Flyte. Professionals present: Solicitor, Dan Becker and Alex Elliker; Engineer, Pete Eisenbrown; Secretary/ Treasurer, Jane Werley.

**ANNOUNCEMENTS:**

1. Conditional Use Hearing was held at 6:30 pm for David Laudadio.
2. Chairman Victor Berger called the Board of Supervisors meeting to order, with Pledge of Allegiance, at 7:48 pm and recessed for Harmike Investments Conditional Use Hearing.
3. Conditional Use Hearing was held at 7:50 pm for Harmike Investments.
4. Reconvene Board of Supervisors meeting at 9:00 pm.
5. Chairman Victor Berger informed the audience to state their name and address if addressing the Board.
6. Chairman Victor Berger informed the audience that the meeting will be recorded and deleted once the meeting minutes are typed.

**APPROVAL OF THE MINUTES:**

1. Motion to approve the Minutes of the March 5, 2018 Board of Supervisors Meeting made by DS and seconded by AF. Motion carried 3-0.

**HEARING OF THE VISITORS:** No public comment.

**PLANS TO REVIEW:** No new plans to review.

**OLD BUSINESS:**

1. Board went over the EMS map with the EMS providers. At least one member from each provider was present. EMS providers were in agreement with mapping and will meet on their own to review and proceed with the run cards. EMS providers will report back to the Board of Supervisors at the May 7, 2018 Board meeting.
2. Motion made by AF to sign Resolution No. 2018-03 for the PennDOT Berks Management Mowing Contract. Seconded by DS. Motion carried 3-0.

**NEW BUSINESS:**

1. Marco Folino discussed the Letter of Credit being held by Fleetwood Bank for his Land Development Plan for the Folino Winery property and requested it be reduced to the 15% maintenance fee for 18 months to have final work and inspections completed. Motion made by AF to reduce the Letter of Credit to the 15% maintenance fee for 18 months, and that the Letter of Credit may be released when LTL deems the project satisfied with completion. Seconded by DS. Motion carried 3-0. LTL will issue the letter to Fleetwood Bank to have amounts reduced.
2. Motion to award the Salt Shed Contract to Conestoga Construction with two alternates totaling \$140,277. made by DS and seconded by AF. Motion carried 3-0. Tentatively the job will start in June 2018 with a 60 day completion date.

3. Motion made by AF to sign Berks Enviro Tech documents approving an on-site septic for Matthew Leid's property at 49 Ebling Road. Seconded by DS. Motion carried 3-0.
4. Motion made by AF to approve Great Valley Consultants to advertise the bid for Donat and Kohlers Hill Road Projects. Seconded by DS. Motion carried 3-0.
5. Motion made by AF to sign the General Permit Registration for the Donat Road Culvert Replacement. Seconded by DS. Motion carried 3-0.
6. Motion made by DS to authorize Dan Becker, Kozloff Stoudt, to prepare 4 easements for the Donat and Kohlers Hill Road project. Seconded by AF. Motion carried 3-0.
7. Motion made by AF to release Greth Construction's Escrow for both Driveway and Stormwater, for the Romito home at 330 Rhoades Rd. in the amount of \$4,187.30. Seconded by DS. Motion carried 3-0.
8. Motion made by AF to have all employees attending the PSATS Convention compensated. Seconded by DS. Motion carried 3-0.

#### **REPORTS:**

1. Zoning Officer/Engineer Report & UCC Building Permit Report – Pete Eisenbrown, LTL Consultants
  - a. Plan review has started for the Crossroads X #2 new plan submission for a warehouse.
  - b. A site check was done on Rhoades Road for drainage. Discussion will take place with the homeowner requesting the sump pump line be cut back. Township will provide paving.
  - c. Motion made by AF to accept LTL's report as submitted. Seconded by DS. Motion carried 3-0.

#### **FINANCIAL MATTERS:**

1. Motion made by AF and seconded by DS to approve the bills as presented. Motion carried 3-0.
2. Motion made by AF and seconded by DS to approve the Treasurers Report as presented. Motion carried 3-0.

#### **RECESS:**

1. Motion made by AF to RECESS the meeting and reconvene at 6:30 pm, April 16, 2018. Seconded by DS. Motion carried 3-0.

#### **RECONVENE:**

1. The April 2, 2018 Meeting reconvened on April 16, 2018 at 6:30 pm.

#### **ANNOUNCEMENTS:**

1. An Executive Session of the Board of Supervisors was held after the April 2, 2018 Board Meeting from 10:00 pm to 11:00 pm to deliberate two Conditional Use applications.
2. An Executive Session of the Board of Supervisors was held April 10, 2018 from 6:15 to 6:50 pm to deliberate two Conditional Use applications.

#### **CONDITIONAL USE HEARINGS:**

**Harmike Investments**, Attorney present. Solicitor Alex Elliker reviewed requirements for approval and gave the Board an opportunity to confirm/change those requirements. Board had no changes and a Motion was made by AF to grant approval for the Conditional Use's requested in the application with the additional terms and conditions listed by the Board of Supervisors. Seconded by DS. Motion carried 3-0. Thirteen Conditions were listed for the Harmike Investments CUA as follows:

To be granted subject to the testimony provided by the Applicant at the hearing, The Applicant's Exhibits, and the evidence provided at the hearing and the following terms and conditions.

1. The Applicant shall obtain any applicable and required zoning relief under the Greenwich Township Zoning Ordinance;
2. The Applicant shall prepare, submit, and receive approval of a Land Development Plan under the applicable Greenwich Township ordinances, including the applicable Township stormwater ordinances, and any other applicable law;
3. The Applicant shall obtain any necessary PennDOT highway occupancy permit(s);
4. The Applicant shall meet any applicable building code requirements for the proposed use;
5. The Applicant shall not allow any individual to park on any public roadway for access to the Property;
6. The Applicant shall pay for, install, and maintain signage to the satisfaction of the Township in regard to the public roadway parking restriction. Any signage posted by the Applicant in regard to this condition will not count against the Applicant's permitted sign usage under the Greenwich Township Ordinances;
7. The Applicant shall not permit any tractor trailers on its Property with the exception of fuel delivery trucks;
8. The Applicant shall not allow the idling of diesel vehicles, vehicles in excess of 5,000 pounds, or any other vehicles that create a safety concern to the Township, as permitted by law, with the exception of delivery vehicles for the Applicant's proposed use;
9. The Applicant shall post signage in regard to the restriction of tractor trailers and idling on the Property, as stated in the previous conditions. Any signage posted by the Applicant in regard to this condition will not count against the Applicant's permitted sign usage under the Greenwich Township Ordinances;
10. Should the Applicant choose to advertise that Diesel fuel is sold on its Property, said advertisement should state "auto-diesel" instead of "diesel";
11. The Applicant shall comply with any applicable regulation, code, ordinance, or law in the planning and operation of its proposed use;
12. Applicant is bound by and shall comply with all of the testimony, Applicant's Exhibits and the evidence produced at the Hearing;
13. Implementation of the relief granted hereby shall be commenced no later than one (1) year from the date hereof.

**Laudadio**, David Laudadio present. Solicitor Alex Elliker reviewed requirements for approval and gave the Board an opportunity to confirm/change those requirements. Board had no changes and a Motion was made by DS to grant approval for the Conditional Use's requested in the application with the additional terms and conditions listed by the Board of Supervisors. Seconded by AF. Motion carried 3-0. Sixteen Conditions were listed for the Laudadio CUA as follows:

To be granted subject to the testimony provided by the Applicant at the hearing, The Applicant's Exhibits, and the evidence provided at the hearing and the following terms and conditions.

1. The Applicant shall obtain any applicable and required zoning relief under the Greenwich Township Zoning Ordinance;
2. The Applicant shall limit the maximum number of people present on the entire Property at one time to 200 persons;

3. The Applicant shall limit the days and times of operation of the proposed use to the following;
  - a. Fridays from 5:00 pm to 11:59 pm;
  - b. Saturdays from 9:00 am to 11:59 pm; and
  - c. Sundays from 9:00 am to 9:00 pm;
  - d. The Applicant shall be required to submit an additional conditional use application in order to modify or expand these days and hours of operation;
4. The Applicant's Property and proposed use shall be reviewed by a Fire Marshall approved by the Township for access and circulation issues and the Applicant shall satisfy any requirements deemed necessary by said Fire Marshall;
5. The Applicant shall prepare, submit, and receive approval of a Land Development Plan under the applicable Greenwich Township ordinances, including the applicable Township Stormwater ordinances, and any other applicable laws;
6. The applicant shall design and install an overflow parking lot to the satisfaction of the Township in addition to the Applicant's proposed 83 space parking lot;
7. The applicant shall widen the Property's driveway(s) to accommodate for two-way traffic;
8. The Applicant shall obtain any necessary PennDOT highway occupancy permit(s) for the Property's driveway(s);
9. The Applicant shall meet any applicable building code requirements for the proposed use;
10. The applicant shall not allow any individual to park on any public roadway for access to the Property;
11. The Applicant shall pay for, install, and maintain signage to the satisfaction of the Township in regard to the public roadway parking restriction. Any signage posted by the Applicant in regard to this condition will not count against the Applicant's permitted sign usage under the Greenwich Township Ordinances;
12. The Applicant shall obtain any necessary licenses required by the Pennsylvania Liquor Control Board;
13. The Applicant's current dwelling on the Property shall remain a single-family detached dwelling and cannot be converted into another use without obtaining any relevant approvals under the applicable Greenwich Township ordinances and any other applicable law;
14. The Applicant shall comply with any applicable regulation, code, ordinance, or law in the planning and operation of its proposed use;
15. The Applicant is bound by and shall comply with all of the testimony, Applicant's Exhibits and the evidence produced at the Hearing;
16. Implementation of the relief granted hereby shall be commenced no later than one (1) year from the date hereof.

**NEW BUSINESS:**

1. Motion made by DS to re-advertise the Aggregate Bid, seconded by AF. Motion carried 3-0.

**ADJOURNMENT:**

1. Motion made by DS to adjourn the meeting at 6:55 pm, seconded by AF. Motion carried 3-0.

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Respectfully Submitted,

Jane Werley  
Secretary/Treasurer

