

Township of Greenwich
Board of Supervisors Meeting
Monday, July 3, 2023, 7:30 p.m.

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

Guests: Marc Sable, Linda Wood, Andrew Dietrich, Fred Germann, Sgt. Mengel – PSP, Angelo Corrado

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. Diehl, seconded by Mr. Berger to approve the minutes of the June 5, 2023 regular meeting. All voted in favor. Motion carried.

PERSONAL APPEARANCES & PUBLIC COMMENT:

Sgt. Mengel, PSP Hamburg Barracks introduced himself and gave the Board a print out of all the calls from the last three months. The State Police are focusing on visibility in the community. Linda Wood of 142 Circle Road asked if the State Police had any pull with Penn DOT in regards to the warehouse development generating too many trucks for the infrastructure in place. Sgt. Mengel advised that was an issue best addressed by State Legislators. Angelo Corrado asked about the progress on recent burglaries in the area. Sgt. Mengel was unable to comment on current cases but stated that the forensics team was used in the investigation and information posted in the newspaper.

Angelo Corrado 433 North Shore Drive, Lenhartsville stated he was representing Lynn Edwards of Wilttrout Road and asked for clarification on using the existing driveway to serve two homes. Mr. Edwards would like to give his home to his son and build himself an ADA compliant home on the lot his son owns in preparation for the day Mr. Edwards will be confined to a wheelchair. Mr. Corrado stated the intention of the subdivision was to give a lot to Mr. Edward's son, and he interpreted the note on the plan as allowing a shared driveway for lots 1 and 2 as long as family members owned the lots. Mr. Edwards would create a formal easement, and if the home was sold outside of the family, the new owner would have six months to install a driveway. Mr. Corrado pointed out that other places in the township share driveways and gave the example of Vista Drive which has five or six homes sharing one driveway.

Mr. Macfarlane stated tax records show the transfer of the lot to Mr. Edwards son occurred two years ago and according to the note on the plan, at the time the lot left Mr. Lynn Edward's ownership, the easement for a shared driveway was extinguished and the lot the son owns would need a separate driveway when a home was built. The Board added that the plan is newer then

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the one for Vista Drive and has to comply with the Driveway Ordinance (adopted 1988) in place when the plan was submitted. The Driveway Ordinance was created to avoid shared driveway problems, and the Board agreed that a separate driveway is required for each lot as per the ordinance. Mr. Corrado asked if the township would entertain redoing lot lines which would allow a driveway to be built on a gentler grade. Mr. Berger stated that Mr. Corrado would need to hire an engineer and come back with plans and go through the process. Both lots would need frontage along the road. Mr. Corrado stated that Mr. Edwards will be getting his lawyer involved.

Linda Wood of 142 Circle Road asked if the solicitor had read through the Penn DOT model ordinances given to him at the previous meeting. Mr. Macfarlane explained that Penn DOT and the State Police enforce the vehicle code as it relates to traffic noise emanating from the roadway. The township regulates noise emanating from a property through the zoning ordinance which has set back provisions and idling restrictions.

Marc Sable of 593 Old Route 22 disagreed with the solicitor's interpretation of Title 75 and asked the Board to look at regulating noise before there are issues with the traffic from the warehouses. Doubling the traffic will impact about a dozen residents' quality of life, and there are federal guidelines stating noise is dangerous to the health of those exposed to constant high levels. Mr. Macfarlane responded that the township does not have the power to limit trucks on state roads but has put the developer on notice regarding idling regulations.

Fred Germann of 1273 Krumsville Road asked if there is a difference in the ordinance on noise between commercial and residential. Mr. Macfarlane stated that the zoning ordinance makes a distinction in decibel levels allowed based on the zoning district.

PLANS TO REVIEW: All plans are current.

108 Little Roundtop Road Zoning Hearing

A motion was made by Mr. Berger, seconded by Mr. Diehl, to authorize the attendance at the zoning hearing of the township zoning officer, attorney, engineer and sewage enforcement officer in opposition to the zoning variance and special exception for 108 Little Roundtop Road. All voted in favor. Motion carried. Mr. Macfarlane informed the Board that the attorney for the applicant had asked for a continuance to the hearing. The Board of Supervisors did not see the need for a continuance.

OLD BUSINESS:

Storm Water Agreement for 231 Deer Run Road

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize the Chairman to sign the storm water agreement for 231 Deer Run Road. All voted in favor. Motion carried.

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Sittler Valley Road Project

A motion was made by Mr. Diehl, seconded by Mr. Berger, to amend the agenda to include action on the Sittler Valley Road Project contracts. All voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to authorize signature of the Sittler Valley Road project contracts and issue the Notice to Proceed and Notice to Award. All voted in favor. Motion carried.

Two easements are required for the project. Neither easement has been returned. One of the property owners lives in Georgia and the certified mail sent to his address of record was returned undeliverable. Mr. Macfarlane suggested that the easement could be taken by eminent domain, and the township would have the right to enter as soon as the paperwork was filed. Mrs. Hollenbach will contact the Georgia County in which Mr. Minnich resides to determine if he still owns the property there.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize the foreman and administrator to visit the other property at 5 Ebling Road to obtain signature on the easement. All voted in favor. Motion carried.

NEW BUSINESS:

471 Dunkels Church Road Temporary Mobile Home Permit

A motion was made by Mr. Berger, seconded by Mr. Diehl, to renew the temporary mobile home permit for 471 Dunkels Church Road. All voted in favor. Motion carried.

Reading Area Transportation Study Transportation Improvement Program

The Board asked the administrator to fill out the forms needed to propose that the Zettlemyer Road Bridge and the 7 ton weight limit bridge on Dutch Mill Road be added to the Transportation Improvement Program. Mr. Spohn added that a suggestion should be made to Penn DOT to remove the Penn Street Bridge and install a temporary bridge when the construction begins on the bridge over the Maiden Creek on Old Route 22. Fred Germann asked about the realignment of Long Lane. Mr. Macfarlane stated that the relocation of the southern portion would happen with the development of the Dollar General and the second lot in the Greenwich Commons Subdivision. There is no plan to realign the northern portion of Long Lane.

Certificate of Deposit

A motion was made by Mr. Diehl, seconded by Mr. Berger, to reinvest \$250,000 in a thirteen (13) month certificate of deposit with New Tripoli Bank and transfer the balance of the money to an account with PLGIT Bank. All voted in favor. Motion carried.

Use of ARPA Funds – Mr. Follweiler and Mrs. Hollenbach discussed four purchases they would like to make using ARPA funds. Mr. Follweiler has difficulty renting a shoulder machine when it is needed for paving because Penn DOT rents the equipment for months at a time. The cost of

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the rental is almost \$2,000 and there is a hauling charge of \$850. By purchasing a shoulder machine, the work could be done more efficiently and gives the Road Crew flexibility. The shoulder machine would attach to the wheel loader and be able to fill shoulders with topsoil or stone. The next item was the purchase or lease of a new copier. While the copier still works, Edwards Business Machines contacted the township and recommended getting a new copier because they can no longer get parts if the copier needs repair. Mrs. Hollenbach got three quotes and Edwards price to buy and to lease was the least expensive. Mrs. Hollenbach also asked the Board to replace the township computers which were last replaced in 2014 and to purchase medical style filing cabinets to make more efficient use of the space in the storage room. With these purchases and paying the balance of what the grant does not pay on the Sittler Valley Road Project, there will still be funds remaining in the ARPA account.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to use ARPA funds to purchase a Midland shoulder machine. All voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to amend the previous motion to include the cost not to exceed \$120,000. All voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to use ARPA funds to lease a copier from Edwards Business machines. All voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to use ARPA funds to purchase computers and file cabinets. All voted in favor. Motion carried.

REPORTS:

Administrator – Mrs. Hollenbach reported that she had attended a grant workshop and a meeting on the Right to Know Law and Sunshine Act. The Teams meetings on the Joint Comprehensive Plan continue with the topic mainly being the split of the costs. The annual recycling grant was filed.

Road Master – Mr. Follweiler reported that Contech Manufacturing had a delay in making the culvert for Sittler Valley Road due to a machine break down but should be delivered by July 20th. The Road Crew paved Stump Road, Fenstermaker Road, Deer Run Road and Gensinger Road. They also have been cleaning up trees, maintaining the dirt roads and keeping the drainage pipes open. The second mowing will start soon and the new truck has arrived.

Engineering and Zoning Reports - Mr. Wessner reported that he had issued a letter to 82 Wiltrout Road due to excessive noise and running a business without a permit.

Solicitor – Mr. Macfarlane did not have the opportunity to review the items from the Fire Safety Ordinance that the Board would like to incorporate into Section 515 of the Subdivision and Land Development Ordinance. He will review and put into ordinance format for the Board.

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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 July 3, 2023 Board of Supervisors meeting at 8:40 p.m.

Respectfully submitted,

Diane Hollenbach
Administrator/Secretary/Treasurer