

Township of Greenwich
Board of Supervisors Meeting
Monday, March 6, 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, and Diane Hollenbach-Administrator

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 February 6, 2023 regular meeting. All voted in favor. Motion carried.

PERSONAL APPEARANCES:

Joshua D. Golomb, P.E., Consultant Project Manager Penn DOT, explained that the purpose of the temporary traffic signal at the intersection of Old Route 22 and Route 737 was to help manage the traffic during emergency closures of Interstate 78 instead of using volunteer manpower to direct traffic for hours. This is one of three temporary signals the Department of Transportation is putting in place on Old Route 22 that will be remotely controlled by the District 5 office. A Concept of Operation Plan is still being developed for the procedures and actions needed when the signal is activated. The signal will remain in place and PennDOT will be working with the township to take over the signal once H & K completes the construction on I78. The following questions and comments were asked:

- Will there be stop bars? When the signal is operational without stop bars, vehicles will pull up to the intersection. A tractor trailer truck needs to use the oncoming traffic lane to make a turn and there will be nowhere for vehicles to move to get out of the way.
Answer - Stop bars are not planned but this hasn't been fully determined. There will be stop here on red signs.
- A truck already ran over the base of the traffic signal pole while trying to make a turn last evening. *Answer - There is no way to widen the intersection and this was a fast little project to do the only thing that could be done. If another project comes in the future, there could be a realignment or widening.*
- How long will the signal be on? *Answer – The signal will always be on flash unless there is a closure, then it will be red, yellow, green.*
- Why was the light put up now for the construction project when I78 construction has been going on for five to six years? *Answer – There will still be closures but hopefully there will be less with more travel lanes and wider shoulder.*
- How often do you think I78 will be closed? Marc Sable felt the I78 improvements would make the road like a racetrack and there would be more closures.

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- What type of stop signs will be put up? *Answer - The Department is discussing whether to install folding stop signs that require a person to manually open them or an LED sign that may be activated remotely.*
- Who will open and close the manual stop signs? *Answer – This is part of the Concept of Operation Plan that is still being developed for the procedures and actions needed when the signal is activated.*
- Will the stop sign be active when the signal is activated? *Answer – no the LED stop signs would be shut off if the signal was activated or folded up if the manual sign is installed.*
- Where are the poles being placed in Lenhartsville? *Answer – That intersection is still under design.*
- Will homes need to be taken down in Lenhartsville at Old Route 22 and Route 143? *The Lenhartsville signal is still under design but no buildings will be taken.*

Marc Sable of 593 Old Route 22 clarified last month's discussion on a noise ordinance. The issue is the overall increase of noise from traffic reaching a level that by EPA, the Federal Highway Commission and Penn DOT standards is considered dangerous to the public health and safety for long term exposure. There are fifteen residences between the 78 interchange and the proposed warehouse. PennDOT has disallowed no jake brake restrictions due to the grade. Mr. Sable stated that standards may be adopted like Treydiffirin Township has where there is a threshold for when long term exposure to a certain level of noise is dangerous to the public health and safety. Local government has a right to investigate, resolve the issue if possible and take enforcement action. Mr. Macfarlane responded that he appreciates the concerns but the Township cannot regulate the noise due to traffic on the public street unless the noise is amplified like a car stereo or ice cream truck. He would be happy to look at anything Mr. Sable provides. Mr. Sable stated there is no noise study in the Subdivision and Land Development Ordinance.

Linda Wood of 142 Circle Road added that we should be working together on this to add more tools in the tool box. She believed that the coming development was going to absolutely crush the township and cause gridlock on Rt 737.

PLANS TO REVIEW: All plans are current.

Crossroads X Warehouse Preliminary Land Development Plan - Mr. Macfarlane stated that in April of 2020 the township denied the preliminary plan based on an alleged improper subdivision of land. The Commonwealth Court has overturned the township's denial and ordered the township to sign the preliminary plan so the plan can proceed to final plan review.

A motion was made by Mr. Berger, seconded by Mr. Diehl, authorizing the Board of Supervisors to sign the Crossroads X Preliminary Land Development Plan pursuant to the court order. All voted in favor. Motion carried. Charlie Suhr, for the developer, thanked the Board and indicated that the final plans would not be submitted until late summer or fall.

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OLD BUSINESS: None

NEW BUSINESS:

154 Sunday Road Storm Water Maintenance Agreement

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize the Chairman to sign the Stormwater Operation and Maintenance Agreement for 154 Sunday Road, Kutztown. All voted in favor. Motion carried.

Resolution 2023-06 Disposition of Tax Collector Records

A motion was made by Mr. Diehl, seconded by Mr. Berger, to adopt Resolution 2023-06 Disposition of Tax Collector Records. All voted in favor. Motion carried.

2023 Seal Coat Bid

A motion was made by Mr. Berger, seconded by Mr. Diehl, to authorize the advertisement of the 2023 seal coat bid. All voted in favor. Motion carried. Bids will be opened April 3, 2023 at 7:30 p.m.

Echo Valley School Escrow

A motion was made by Mr. Diehl, seconded by Mr. Berger, to close the Echo Valley School Land Development Plan Review Escrow and return \$124.79 to Matthew Leid. All voted in favor. Motion carried.

Joint Comprehensive Plan – Mr. Spohn reported that he and the administrator had attended a meeting held by the Berks County Planning Commission on a joint comprehensive plan that included the municipalities in the Kutztown Area School District. The Berks County Comprehensive Plan 2030 Future Development map was review and the areas that the County had slated for future development in Greenwich Township were the areas already zoned for commercial and industrial development. The cost would be split among the municipalities and be approximately \$8,000. If Greenwich did their own plan, the cost would be between \$30,000 and \$40,000. Municipalities must be contiguous to participate. Kutztown Borough and Maxatawny Township have been discussing a joint plan and the County saw an opportunity to have a regional plan like the one completed with all the municipalities in the Hamburg School District. Mrs. Hollenbach suggested asking the Planning Commission to review and make a recommendation. Mr. Berger asked if there was anything that the County was looking to add to the Comprehensive Plan. Mr. Spohn stated that there could be joint zoning but that would be optional and a separate process after the joint comprehensive plan was complete. Mr. Diehl stated that there was a possible grant that could cover 50% of the cost. The county is looking for a decision on participation by the end summer and meetings on the plan would begin in January of 2024 and will be an eighteen month process. Linda Wood asked when the last plan was done. Mrs. Hollenbach thought the Greenwich Township-Lenhartsville Borough Joint Comprehensive Plan was from 2009 and that plans should be updated every ten years.

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A motion was made by Mr. Diehl, seconded by Mr. Berger, to refer the proposed joint comprehensive plan matter to the Planning Commission and ask for their thoughts. All voted in favor. Motion carried.

Tanker Fill Site Request - The Kutztown Fire Company is looking for a Tanker Fill Site on Braund Road. They've done brush removal and have permission from the property owner. The Sittler Valley Road project would change the stream. PA DEP approval is pending but the project is slated to be completed by the end of the year. The fire company will have to look at it again after the Sittler Valley Road project is done. Mr. Spohn will communicate this information to the fire company.

The Gun Club pond and the Mill Creek were suggested as alternative water sources. Mr. Sable asked if the road was a standard width township road. Mr. Follweiler stated it was a pretty narrow gravel road but the truck would go in Gun Club, left on Braund Road and back out on Sittler Valley Road.

REPORTS:

Administrator

Cell Phones – A Bring Your Own Device Policy was discussed. Since Township employees use their personal cell phones for Township business there should be guidelines on password protection, downloading of sensitive documents, and reporting the theft of devices. An alternative would be to provide staff with a township cell phone for township business. The Board asked Mrs. Hollenbach to research the cost of cell phone plans.

Township Facebook Page – Mrs. Hollenbach asked the Board to consider a Township Facebook page so that important information could be communicated quickly. The page would be informational only and not a forum for complaints as there were other pages already serving that need.

A motion was made by Mr. Spohn, seconded by Mr. Diehl, to authorize the creation of a Township Facebook page for informational purposes. All voted in favor. Motion carried.

Future Recreation – Within a year, H & K should be done with the fill site on township property. The property could go back to being rented for farmland or a township park could be developed. Mrs. Hollenbach stated that the current Subdivision Ordinance has provisions for the township to charge developers fee in lieu of dedication of open space but a fee was never set. If the Supervisors are interested in the idea of developing a park, a resolution could be passed setting the fee. In this way, the residents could see a benefit from the development that is going to occur. Fred Germann asked about the cost of ongoing maintenance of a park, was concerned about the taxes needed to support it and stated that as a Republican he believes the people that benefit from a service should pay for the service. The Board asked Mrs. Hollenbach to find out what other municipalities charge for Fee in Lieu of Open Space.

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Road Master - Mr. Follweiler informed the Board that due to the mild winter, expenses were under budget and costs were mainly for the purchase of salt and antiskid. A roller was purchased last year and it requires a heavier trailer. The trailer would also be used for hauling pipes. Several trailers were looked at and the quotes received are only good for seven to twenty-one days. Mr. Follweiler asked for the Board's authorization to purchase a trailer when he finds the best price.

Trailer Purchase

A motion was made by Mr. Diehl, seconded by Mr. Berger, to amend the agenda to include the purchase of a 14,000 gvw trailer to transport the paving roller. All voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize the purchase of a 14,000 gvw trailer with the cost not to exceed \$11,000. All voted in favor. Motion carried.

Mr. Follweiler reported that the road crew had worked with R & R tree service to take down dead trees. Also, the work on Gensinger Road by H & K was delayed due to PennDOT being unable to secure the permits needed from the PA DEP. That road closure should happen in the next week or two. The new truck is built and in Texas waiting to be shipped to the upfitter. Since the new truck should arrive this year, Mr. Follweiler requested that the Board consider selling Truck #2. It is a 2009 International, but the Township has spent \$25,000 in the last three year for repairs. The tailgate is rusted. Currently, there is a shortage of used vehicles on the market and this would be a good time to sell it.

Sale of Truck #2

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize the sale of truck #2 through Municibid and set a \$30,000 reserve price with the timing of the sale to be at the discretion of the road master and to authorize the Road Master to transfer the title upon the successful sale of the truck. All voted in favor. Motion carried.

Engineering and Zoning Reports –The Engineering and Zoning Report was received, but a representative from LTL was unable to attend the meeting.

Solicitor – Mr. Macfarlane reported that discussions have been ongoing with Mr. Leid's counsel. The Township is requiring the widening of Berger Road and there may be a county grant that the Township is willing to help obtain. Mr. Macfarlane is awaiting the receipt of the settlement agreement from Leid's counsel so the Township can proceed with the grant application.

Linda Wood of 142 Circle Road asked about the nature of Mr. Leid's composting operation. Mr. Macfarlane stated that the Township learned more about the use and is making sure that it is in compliance with all state and local laws.

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FINANCIAL MATTERS:

A motion was made by Mr. Diehl, seconded by Mr. Berger, 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 March 6, 2023 Board of Supervisors meeting at 8:45 p.m.

Respectfully submitted,

Diane Hollenbach
Administrator/Secretary/Treasurer