

Greenwich Township Board of Supervisors
Monday June 3, 2024 @ 7:00 p.m.

Attending: Supervisors: Dean Spohn, Victor Berger, Steven Diehl Professional Staff: Colin Macfarlane-Kozloff Stoudt P.C., Michael Bingham – Systems Design Engineering Inc., Ryan Wessner – LTL Consultants and Diane Hollenbach-Administrator

Guests: Linda Wood, Andrew Dietrich, Marc and Dodie Sable, Fred Germann, Brian Kobularcik, Matt Brett

Mr. Spohn called the Greenwich Township regular meeting to order at 7:00 p.m. and asked everyone to rise for the Pledge of Allegiance.

ANNOUNCEMENTS:

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.

A public hearing was held from 7:00 p.m. until 9:25 p.m. on the A & C Truck Repair Conditional Use request. The Board of Supervisors will reconvene the meeting on June 17, 2024 at 7 p.m. to render a decision.

APPROVAL OF THE MINUTES:

A motion was made by Mr. Diehl, seconded by Mr. Berger, to approve the minutes of the May 6, 2024 regular meeting. All voted in favor. Motion carried.

PERSONAL APPEARANCES and PUBLIC COMMENT: None

PLANS TO REVIEW: The monthly Subdivision and Land Development Status Report was reviewed.

GLC Lehigh Valley Warehouse Preliminary Plan Time Extension

A motion was made by Mr. Berger, seconded by Mr. Diehl, to accept the developer's offer of an extension of time until November 5, 2024 to the review period for the GLC Lehigh Valley Warehouse Preliminary Land Development Plan. All voted in favor. Motion carried.

Dollar General

A motion was made by Mr. Diehl, seconded by Mr. Berger, to reaffirm approval of the Dollar General Final Land Development plan with same condition as the original approval. All voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to approve the execution of the Dollar General Improvements Agreement, Storm Water Agreement, and Escrow Agreement contingent on the developer's submission of an acceptable insurance certificate. All voted in favor. Motion carried.

GLC Lehigh Valley Warehouse Waiver Requests – Mr. Bingham recommended the Board grant the requested waivers for the traffic study because the additional information collected would not

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change the project. Generally, warehouses do not have a peak hour, and the Planning Commission asked that the developer provide information on non-peak hours.

A motion was made by Mr. Berger, seconded by Mr. Diehl, upon the recommendation of the township engineer, to grant a partial waiver to the Greenwich Township Subdivision and Land Development Ordinance Section 516.4.C.1 to not require site specific peak hour traffic volume analysis and a partial waiver to Sections 516.4.H.2 and 516.4.H.3 to allow the applicant to use current standard methodology (Transportation Engineers' Highway Capacity Manual, 2021) to calculate volume/capacity analysis and level of service at critical points analysis contingent upon the applicant providing anticipated traffic counts on a rolling twenty-four-hour basis. All voted in favor. Motion carried.

OLD BUSINESS:

Gun Club Road Bridge – The Board reviewed the meeting held with Penn DOT. Penn DOT would prepare the permit, do the work to repair the undermining of the bridge and the Township would buy the materials and be the applicant on the permit. In return, Penn DOT most likely would want the Township to plow Dunkel's Church Road until the Penn DOT work was reimbursed. It was brought out at the meeting that the bridge was one hundred years old and had other deterioration issues. Penn DOT promised to put together a cost estimate for those repairs and estimate how many years of life the repairs would get us. The Supervisors discussed options of repair, total replacement, and total abandonment with Braund Road becoming the detour and possibly needing to be widened. The average daily traffic on Gun Club Road is 150 vehicles. The Board directed Mr. Bingham to prepare a cost estimate for replacing the bridge with a premanufactured bridge and Mrs. Hollenbach to call Penn DOT to see if they had the cost estimate for the additional repair.

Fire Company Reimbursement Ordinance

A motion was made by Mr. Berger, seconded by Mr. Diehl, to authorize the advertisement of the Fire Company Reimbursement Ordinance for enactment at the July 1, 2024 public meeting. All voted in favor. Motion carried.

H & K Fill Site Agreement Addendum – Tabled

Sittler Valley Road Project Final Payment

A motion was made by Mr. Diehl, seconded by Mr. Berger, to approve payment application #2 for the Sittler Valley Road Project to J. Phillips Excavating and Hauling LLC for \$5,899.86. All voted in favor. Motion carried.

NEW BUSINESS:

Kutz Mill Road Bridge Detour

A motion was made by Mr. Diehl, seconded by Mr. Berger, to approve the Kutz Mill Road Detour. All voted in favor. Motion carried.

Variance 376 Gun Club Road – Mr. Wessner reviewed the variance application for 376 Gun Club Road where a carport was built without a permit within the front yard setback.

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A motion was made by Mr. Diehl, seconded by Mr. Berger, to send a letter to the Zoning Hearing Board recommending that the variance be denied. All voted in favor. Motion carried.

195 Knittle Road Storm Water Agreement

A motion was made by Mr. Berger, seconded by Mr. Diehl, to authorize the Chairman to sign the storm water agreement for 195 Knittle Road. All voted in favor. Motion carried.

Joint Comprehensive Plan – The Board of Supervisors agreed to discuss appointees to the committee at the June 17th special meeting. Dean Spohn agreed to be an appointee. Mrs. Hollenbach will contact the Planning Commission to see if any members there are interested in being part of the committee.

REPORTS:

Administrator – nothing further to report. A written report was provided.

Road Master - no report

Engineering and Zoning Reports – Written reports were provided. Ryan Wessner updated the Board on a notice of violation that was issued to 52 Long Road. He is working with the property owner to resolve the home occupation issue.

Solicitor – nothing further to report.

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 voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to refund the balance in the Zerfass Variance Escrow. All voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to refund the balance in the Fama Sketch Plan Escrow. All voted in favor. Motion carried.

Having no further business, Mr. Spohn adjourned the regular meeting at 10:13 p.m.

Respectfully Submitted,

Diane Hollenbach

Administrator/Secretary/Treasurer