

Greenwich Township Board of Supervisors
Monday March 4, 2024 @ 7:30 p.m.

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

Guests: Linda Wood, Andrew Dietrich, Marc and Dodie Sable, Brian Kobularcik, David Laudadio, Dean Scott

Mr. Spohn called the Greenwich Township regular meeting to order at 7:30 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.

APPROVAL OF THE MINUTES:

A motion was made by Mr. Diehl, seconded by Mr. Berger, to approve the minutes of the February 5, 2024 regular meeting. All voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to approve the minutes of the February 26, 2024 special meeting. All voted in favor. Motion carried.

PERSONAL APPEARANCES and PUBLIC COMMENT:

Terry DeGroot, P.E. of Terraform Engineering, LLC representing potential buyers of 50 Zettlemoyer Road introduced a possible use for the property. Angel and Carolina Sota of A & C Trucking currently have a facility in New Smithville and would like build a six bay garage with office and parts storage and perform tractor trailer repair. They estimate servicing up to fifteen trucks a day. Their eighteen parking spaces would accommodate cabs and an occasional trailer, their six mechanics, two office staff and two visitors. The property is bisected by a twenty foot wide Met Ed easement and this restricts the building placement. The use requires a conditional use and the vacation of Zettlemoyer Road. The Board, engineer and solicitor discussed sewage flows, parking and setbacks, truck washing, and how the fluids would be captured and disposed of in the garage. The Board asked staff to research if Zettlemoyer Road was vacated and will revisit this in April if there is still interest. Mr. DeGroot stated he will submit a formal petition to vacate as his clients have an agreement of sale for the property and therefore have standing. He asked about the billboard on the property. Mr. Berger responded that it was the sign for the diner that was once on the property and was not a billboard.

Dodie Sable of 593 Old Rte 22 asked about the digitizing of the ordinances. Mrs. Hollenbach explained that since the Board wanted to make changes to the zoning ordinance, the project was on hold until that work was completed. This will save the Township money.

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

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Zerfass Sketch Plan - Mr. Macfarlane explained that the Sketch Plan has been fundamentally changed as it now annexes a portion of a neighboring property not owned by Mr. and Mrs. Zerfass. This is a new plan and Mr. Macfarlane recommended rejecting the current plan under review for failure to obtain zoning relief.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to reject the extension of time for the review of the Zerfass Residence Sketch Plan for failure to obtain zoning relief and deny the Zerfass Sketch Plan based on the LTL January 9, 2024 review letter and to authorize the preparation of a denial letter by Kozloff and Stoudt and Systems Design Engineering. All voted in favor. Motion carried.

Greenwich Commons and Dollar General

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize chairman to sign the Easement Agreement between Greenwich Commons, Dollar General and Greenwich Township, which allows portions of the Greenwich Commons property to be used by Dollar General until the deed of dedication for the realignment of Long Lane Road is recorded. All voted in favor. Motion carried.

Folino Estates Final Plan Reapproval – tabled.

OLD BUSINESS: None

NEW BUSINESS:

Resignation from Planning Commission

A motion was made by Mr. Berger, seconded by Mr. Diehl, to accept the resignation of Scott Anders from the Planning Commission. All voted in favor. Motion carried.

2024 Road Work

A motion was made by Mr. Berger, seconded by Mr. Diehl, to authorize the advertisement of the annual chip seal bid with bids to be opened at the April 1, 2024 meeting. All voted in favor. Motion carried.

Gran Fondo Hincapie Road Race

A motion was made by Mr. Diehl, seconded by Mr. Berger, to grant conditional approval to the Gran Fondo Hincapie Series, and Joe Codington's request for the use of the Greenwich Township roads to hold their scheduled June 1, 2024 bicycle event contingent upon the township receiving a copy of the approved PennDOT permit required by the state. All voted in favor. Motion carried.

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73 Wiltrout Road

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize the Chairman to sign the stormwater agreement with Lynn and Candace Edwards for 73 Wiltrout Road. All voted in favor. Motion carried.

Approval of Expenditures

A motion was made by Mr. Berger, seconded by Mr. Diehl, to approve the removal and replacement of eleven low band radios and replacement of the base radio at a cost of \$11,346 from ECCO Communications. All voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to approve guiderail with installation by Chemung Supply Corporation on Dreibelbis Station Road for \$5,708.25 and Levan Road for \$6,017.25 (total cost \$11,725.50) All voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to approve the estimate for generator service from Henry's Generator for \$3,039.17. All voted in favor. Motion carried.

Tax Collector

A motion was made by Mr. Berger, seconded by Mr. Diehl, to adopt Resolution 2024-07 Disposition of 2016 Tax Collection Records. All voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to amend the agenda to include authorizing the payment of County taxes by the tax collector by wire. All voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize the tax collector to utilize ACH to remit taxes collected to the County of Berks. All voted in favor. Motion carried.

REPORTS:

Administrator – Mrs. Hollenbach reviewed her report with the Board and reported that she would be investigating the township Health Reimbursement Account plan which had lapsed about two to three years ago.

Road Master – Mr. Follweiler reported on the recent inspection of the Gun Club Road Bridge. The Township disputed ownership in 2017 with a right to know request on the ownership of the bridge. Penn DOT did not have records on the bridge and therefore assumes it is the township's. The bridge is being inspected every six months and if it fails an inspection will need to be closed within seven days. Mr. Berger stated that a right to know was submitted asking for the right of way of SR737. Linda Wood suggested looking in the recorder of deeds office. Mr. Bingham did a search and found only the one hundred year old plans Penn DOT sent the township in response to the right to know request.

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A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize the administrator to contact Penn DOT, Berks County and State Representative Jamie Barton regarding the ownership and repair of the Gun Club Road Bridge. All voted in favor. Motion carried.

Linda Wood asked about a stop sign at Dreibelbis Station and Dunkel's Church Road. Mr. Follweiler commented that Dunkel's Church Road is a State Road.

Engineering and Zoning Reports – Mr. Bingham reported that he met with the solicitor and administrator met to go over plans in review and the transition.

Mr. Wessner reported that he sent a warning letter to the property owner with multiple junk cars on his property, one of which recently caught fire. Mr. Wessner will send a draft ordinance around that addresses this issue.

Solicitor – Mr. Macfarlane presented an agreement with Goodman that allowed the township to be the applicant on the Highway Occupancy Permit application for the improvement of the intersection of Route 737 and Old Route 22 with the right to review and comment on the plans and set up an escrow for professional review fees.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to authorize the Chairman to sign the Highway Occupancy Permit Agreement with GLC Lehigh Valley West. All voted in favor. Motion carried.

FINANCIAL MATTERS:

A motion was made by Mr. Berger, seconded by Mr. Diehl, to release \$480.87 and close the 231 Deer Run Road Stormwater Escrow. All voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize the release of the 2024 donation to the Kutztown Community Library for \$3,500. All voted in favor. Motion carried.

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

Having no further business, Mr. Spohn adjourned the regular meeting at 8:37 p.m.

Respectfully Submitted,

Diane Hollenbach

Administrator/Secretary/Treasurer

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