

Greenwich Township Board of Supervisors  
Monday February 5, 2024 @ 7:30 p.m.

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

Guests: Linda Wood, Andrew Dietrich, Marc and Dodie Sable, Jane Rumsey, Frederick Germann, Nancy Harrigle, Representative Jamie Barton, Brian Wanner, Mark Koch, Joe Marley, Keith Ottes, Karl Lampart, Charlie Walsh, Charles Suhr, Jim Vozar, Brian Meyers, Chris Sheaffer

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. Mr. Spohn announced that an executive session was held on January 9, 2024 from 6:30 p.m. to 8:30 p.m. for personnel interviews.

**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. Berger, seconded by Mr. Diehl, to approve the minutes of the January 2, 2024 reorganization meeting. All voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger to approve the minutes of the January 2, 2024 regular meeting. All voted in favor. Motion carried.

**PERSONAL APPEARANCES and PUBLIC COMMENT:**

**Representative Jamie Barton** – Representative Barton introduced himself to the public. He has been serving our area for one year and has offices in Tamaqua and Hamburg. He is holding a Scam Jam February 29<sup>th</sup> at Kutztown University for seniors and a Blessing of the Balers March 6<sup>th</sup> at Hummels in Lenhartsville. He is here to serve the community.

**Mark Koch representing National Land Developers** – Joe Marley, President of National Land Developers and Keith Ottes of Langan Engineering presented three concept plans to the Supervisors for a 74-acre property at 1404 Route 143. The parcel is zoned commercial. Concept 1 was a manufacturing facility, possibly of windows and doors, with a warehouse as an accessory structure. Concept 2 was manufacturing, possibly of precast concrete walls, with a parking lot and Concept 3 was a copart which is a lot where vehicles that have been in a disaster are parked, checked out by a mechanic and sold online to dealers. The lot is not open to the public, has low traffic and is not a junk yard where parts are sold off the vehicles. The lack of utilities makes it difficult to develop the site. Mr. Berger commented that plans must comply with zoning and all the other ordinances. Mr. Spohn felt the biggest challenge to developing the property would be the driveway and the redesign of the I78 interchange.

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**Brian Kobularcik representing Lehigh Valley West Warehouse** updated the Supervisors on Penn DOT's scoping process. Penn DOT is requiring that the township be the applicant for the Highway Occupancy Permit because off-site improvements are expected at the intersection of Old Rte 22 and Rte 737. Mr. Macfarlane has been working with developer's counsel to draft an agreement where the developer covers township costs and the township reviews and provides feedback on the Traffic Study. Since the land development plan has not been submitted, the developer would provide an escrow to cover township expenses. Mr. Berger stated it would be a good idea for the township to have input on the intersection given the current issue with Penn DOT and the traffic signal. Mr. Macfarlane will have the agreement ready for the next meeting. Mr. Kobularcik thought that the land development plans would be submitted in April or May.

**Linda Wood 142 Circle Road**, related the situation Tuesday where I78 traffic was detoured onto Old Rte 22, and it took her twenty minutes to get from Kohler's Hill Road to Route 737. She hoped that the emergency detours are considered in the warehouse traffic study. She also commented that the property at 1404 Route 143 is very steep, is close to the Maiden Creek and Hawk Mountain and is concerned about noise.

**Fred Germann 1273 Krumsville Road**, was concerned about the ground water. He asked if a study had occurred that reviewed the safe yield for use of ground water and the point at which the warehouse starts mining water. He also explained again how traffic impact studies use data points that are an average and there is only a 25% probability the studies are correct.

**Marc Sable of 593 Old Rte 22** commented that the Lehigh Valley West Warehouse traffic study only improved two approaches to the Old Rte 22 and Rte 737 intersection. He stated that all four approaches need improvement. As the traffic plan stands now, his driveway cuts across the stop bars and will not be safe to exit.

**Dodie Sable of 593 Old Rte 22** offered to provide the presentation that Mr. Sable had made to the zoning hearing board during the Lehigh Valley West Special Exception hearing. She also was concerned about closures on I78, and the traffic being diverted onto Old Rte 22.

**PLANS TO REVIEW:** The monthly Subdivision and Land Development Status Report was reviewed. All plans are current.

**Greenwich Commons Final Subdivision Plan and Dollar General Final Land Development Plan**

Greenwich Commons Subdivision - Mr. Macfarlane and the developer are working on the Deed of Dedication for the realignment of Long Lane (which will be held and not recorded until Lot 2 is developed), and an Easement Agreement to grant Dollar General access to their sewage pipe that will cross under the road and also grants the right for the public to use the road to access the Dollar General until the road is dedicated to the township.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to grant final plan approval to the Greenwich Commons Subdivision Plan conditioned upon completion of the items in the January

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12, 2024 LTL Consultants review letter which is incorporated by reference. All voted in favor. Motion carried.

Dollar General Land Development - The Dollar General has met most third-party approvals and is only waiting for the Highway Occupancy Permit from Penn DOT.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to grant final plan approval to the Dollar General Land Development Plan conditioned upon completion of the items in the January 12, 2024 LTL Consultants review letter which is incorporated by reference. All voted in favor. Motion carried.

**Crossroads X2 Final Land Development Plan** – Mr. Macfarlane and Mr. Suhr of Stevens and Lee are working on the Improvements Agreement and Storm Water Operation and Maintenance Agreement. Ms. Adams stated that the PA Department of Environmental Protection issued the permit for the wastewater treatment plant. Two additional permits for water quality are required for the sewage treatment plant. Mr. Macfarlane stated the plan has been under review for four years, third party approvals have been obtained and the plan satisfies all township ordinances.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to grant final plan approval to the Crossroads X2 Land Development Plan conditioned upon completion of the items in the January 12, 2024 and February 2, 2024 revised LTL Consultants review letters which are incorporated by reference. All voted in favor. Motion carried.

**OLD BUSINESS:**

**2005 GMC 3500 Dump Truck**

A motion was made by Mr. Diehl, seconded by Mr. Berger, to sell the 2005 GMC 3500 Dump Truck to the Lehigh Valley Zoo for \$22,100 through the online Municibid auction. All voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize the Chairman to sign a letter authorizing Bobby Follweiler to sign all documents on behalf of Greenwich Township for the transfer of the GMC 3500 dump truck. All voted in favor. Motion carried.

**Meeting Room Heater**

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize the Chairman to sign the quote from M & M Mechanical to install two mini split units at a cost of \$13,950. All voted in favor. Motion carried.

**NEW BUSINESS:**

**Hazard Vulnerability Assessment and Mitigation Plan**

A motion was made by Mr. Berger, seconded by Mr. Diehl, to adopt Resolution 2024-06 the 2023 Hazard Vulnerability Assessment and Mitigation Plan. All voted in favor. Motion carried.

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**Mower**

A motion was made by Mr. Diehl, seconded by Mr. Berger, authorizing the mower upfit on the 2023 John Deere Tractor through Montage at a cost of \$47,430.00. All voted in favor. Motion carried. The tractor and mower should be finished and ready to use in May.

**Automatic Generator Switch**

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize the chairman to sign the quote with Henry's Generator Service authorizing installation of an automatic switch for the generator at a cost of \$6,000. All voted in favor. Motion carried.

**REPORTS:**

Administrator – Mrs. Hollenbach reviewed her report with the Board. All state reporting was completed.

Road Master – Mr. Follweiler reported the truck purchased from Upper Mac was received. The township has used three hundred tons of salt so far this winter. Tree trimming begins this week on Blue Rocks Road. Mr. Follweiler and Mr. Berger will meet with H & K on the parking lot paving and correction of the hump on Long Lane. Mr. Diehl asked if the township could put guiderail on Levan Road since it was not done as part of the I78 project.

Engineering and Zoning Reports – Ms. Adams gave the Board highlights on several plans in the review process. The Krumsville Convenience Store has not been recorded and the township is waiting on the signed agreements and financial security. Leid Poultry Barn is in preliminary plan review. The Zerfass Sketch Plan was denied their variance by the Zoning Hearing Board. Mr. Macfarlane stated that the Township cannot grant approval to the Zerfass plan until the property and plan comply with the zoning ordinance.

Discussion was had regarding the Nolt Duck Barn Letter of Credit.

Solicitor – Mr. Macfarlane had nothing further to report.

**FINANCIAL MATTERS:**

A motion was made by Mr. Berger, seconded by Mr. Diehl, to authorize the transfer of \$50,000 from the ARP account to the General Fund Checking for the purchase of the 2014 Ford from Upper Macungie Township. All voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize the transfer of \$55,678.35 from the ARP account to the General Fund Checking for the purchase of the John Deere Tractor. All voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to authorize the transfer of \$112,835.25 from the ARP account to the General Fund Checking for the purchase of the shoulder machine from Stephenson Equipment. All voted in favor. Motion carried.

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Due to a 25% reduction in the Virginville Fire Company service area, a motion was made by Mr. Diehl, seconded by Mr. Berger, to adjust the fire tax distribution percentage for 2024 as follows: Kempton Fire Co -48.7% ; Kutztown Fire Co. – 35.5%; Virginville Fire Co.- 15.8%. All voted in favor. Motion carried.

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.

Having no further business, Mr. Spohn adjourned the regular meeting at 8:54 p.m.

Respectfully Submitted,

Diane Hollenbach

Administrator/Secretary/Treasurer