

Greenwich Township Board of Supervisors
Regular Meeting
Monday, August 3, 2026 at 7:30 p.m.

Attending: Supervisors: Dean Spohn, Victor Berger, Carl Dunn, Professional Staff: John Poff– Systems Design Engineering, Inc., Colin Macfarlane-Kozloff Stoudt P.C., and Cindy Conrad-Administrator

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. Dunn, seconded by Mr. Berger, to approve the minutes of the July 6, 2026 regular meeting. Hearing no questions on the motion. All voted in favor. Motion carried.

A resolution was prepared and is ready for the Board's approval. Resolution 2026-11 would appoint Cindy Conrad as the Administrator/Secretary/Treasurer. A motion was made by Mr. Berger, seconded by Mr. Dunn, to approve Resolution 2026-11 as presented. Hearing no questions on the motion. All voted in favor. Motion carried.

PERSONAL APPEARANCES and PUBLIC COMMENT:

Diana Rydzewski of 136 Kohlers Hill Road addressed the Board with some concerns. She is concerned about a dangerous curve on the roadway, the number of deer that have been hit on the road, and commented that in winter, the tractor trailers get stuck on the hill. Ms. Rydzewski asked if the Board could do something to help with the situation.

Mr. Joseph Zilinski of 23 Dietrich Valley Road addressed the Board with a few items. Mr. Zilinski asked if the Township has a noise ordinance and asked how many sheds are allowed on a property. The Township Solicitor advised Mr. Zilinski that these items are addressed in the Zoning Ordinance. Mr. Zilinski also expressed concern about a signage at the intersection of Ebling, Dietrich Valley and Boy Scout Roads. Dean Spohn mentioned that he has heard positive comments with the placement of the signs at this intersection.

The Township received two letters from residents of Hilltop Road regarding a concern with speed of traffic on the roadway. The location of the area of the complaint is at the Township Line between Greenwich and Windsor Townships. There was a discussion with the residents who attended the meeting and Mr. Berger informed them that they will investigate this further.

Mr. Anthony LaMastra, 1005 Old Route 22, asked the Board about the driveway for the construction entrance. Mr. LaMastra also asked if there was anything that could be done to address the noise of the truck engines and jake brakes on Route 78 and Old Route 22. Mr. Dunn mentioned that Mr. LaMastra could plant a barrier to help curtail the noise. Mr. Dunn also recommended he send a letter to PennDOT. Mr. LaMastra asked about the Data Center Ordinance and stated that he would like a copy. The Township Solicitor stated that he could come to the Township office to get a copy of the draft of the Ordinance.

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

Folino East Side Subdivision Plan– The Plan for the Folino East Side Subdivision needs to be re-approved due to the time from previous approval to now for recording the plan. The Developer decided to complete all improvements in lieu of posting financial security. The complete improvements need to be inspected by the Township Engineer. An as-built plan was provided for the Township Engineer and a copy for the Township. A stormwater agreement was also provided along with the escrow check. The Township Engineer stated that he was not sure when he could inspect the improvements at this point. On a motion by Mr. Berger, seconded by Mr. Dunn, the Township is authorizing the Township Engineer to inspect the improvements on site and report back before the Board grants final approval. Hearing no questions on the motion, all voted in favor. Motion carried.

Gensinger Road Storm Water Plan – The Township is working with the property owner to correct an ongoing issue with storm water and driveway permits. A plan was prepared and provided to show the necessary corrections on the property. On a motion by Mr. Dunn, seconded by Mr. Berger, the Board is directing Township professional staff to issue a fully executed stormwater agreement and driveway permit with a work deadline of October 31, 2026, conditioned upon the property owner's submission of a stormwater maintenance agreement as prepared by the Township's Solicitor. Hearing no questions on the motion, all in favor. Motion carried.

Heiter Subdivision Plan – This plan needs re-approval by the Board of Supervisors. All items have been addressed. On a motion by Mr. Dunn, seconded by Mr. Berger, the Final Plan for the Heiter Subdivision is approved as presented. Hearing no questions on the motion, all voted in favor. Motion carried.

Wetzel/Dissinger Subdivision Plan – This plan needs re-approval by the Board of Supervisors. All items have been addressed. On a motion by Mr. Dunn, seconded by Mr. Berger, the Final Plan for the Wetzel/Dissinger Subdivision is approved as presented. Hearing no questions on the motion, all voted in favor. Motion carried.

Penn 78 West Land Development Plan – The re-approval of the Penn 78 West Land Development Plan is ready for the Board approval. On a motion by Mr. Berger, seconded by Mr. Dunn, the final plan of the Penn 78 West Land Development Plan is approved with the same conditions as the prior approval, as well the Township receive financial security for improvements related to the sewage package treatment plant and an executed Operation & Maintenance Agreement for that plant. Hearing no questions on the motion, all voted in favor. Motion carried.

Lenhartsville LLC Plan (formally known as Harmike Land Development Plan) – the plan is proposed for Township re-approval. There still are a few items that need to be addressed. A revised Improvements Agreement, Operation & Maintenance Agreement, review of financial security for both the Township and for PennDOT improvements is needed. On a motion by Mr. Dunn, seconded by Mr. Berger, the Lenhartsville LLC Plan is approved with the same conditions as the prior approvals, as well as, the Township receiving executed improvements and stormwater agreements as prepared, reviewed, and approved by the Township Solicitor, financial security for both the municipal improvements and highway improvements, and a plan compliant with the Township Engineer's 8/3 review letter. Hearing no questions on the motion, all in favor. Motion carried.

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OLD BUSINESS:

Gun Club Road Bridge – Braund Road Improvements – A project cost estimate was provided for the road improvements for Braund Road. The Township was awarded a PennDOT SHIP Grant in the amount of \$393,450.00. The Board of Supervisors would like to see the cost estimate line items in detail. The Roadcrew may be able to complete some of the work if they could see the breakdown. On a motion by Mr. Dunn, seconded by Mr. Berger, the Township Secretary should ask for a breakdown of the cost estimate for the Board to review. Hearing no questions on the motion, all in favor. Motion carried.

NEW BUSINESS:

Resolution 2026-12 Traffic Signal Maintenance Agreement

This Resolution is necessary for the Traffic Signal. The traffic signal is to be installed at SR 737 and SR022. The Township would be the permit holder, but agreements will need to be reviewed by the Township Solicitor and finalized for the project. On a motion by Mr. Berger, seconded by Mr. Dunn, Resolution 2026-12 is approved conditioned upon the parties finalizing the language in the agreements and notices for 591 and 593 Old U.S. 22, as determined by the Township Solicitor. Hearing no question on the motion, all in favor. Motion carried.

REPORTS:

Administrator – A written report was provided.

Road Master - Mr. Follweiler has asked that he and Mr. Berger meet with Windsor Township Road Master and a Supervisor. Windsor Township would like a written agreement outlining the snowplow areas each municipality plows for the other. The area on Bear Road that Greenwich would plow has no place to turn around and Mr. Follweiler would like to review this with Windsor Township. The Board agreed that Mr. Follweiler and Mr. Berger should meet with Windsor representatives to discuss terms before Mr. Macfarlane prepares an agreement.

Engineering and Zoning Reports – Written reports were submitted for zoning and sewage enforcement work.

Solicitor – Mr. Macfarlane informed the Board of the draft Data Center Ordinance. The ordinance draft was revised pursuant to the Board's feedback last month and then submitted to Berks County Planning Commission for review and comments. The proposed ordinance will also be reviewed by and discussed at the Greenwich Township Planning Commission meeting in August 2026. Once comments are received, the Board will have an opportunity to address the comments or authorize the same for advertisement.

FINANCIAL MATTERS:

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

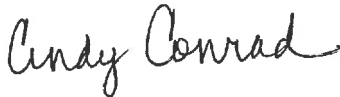
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The Township needs to remove Diane Hollenbach and authorize Cindy Conrad as a signer on all bank accounts. On a motion by Mr. Dunn, seconded by Mr. Berger, Cindy Conrad shall be added and Diane Hollenbach removed as a signer on all bank accounts. All voted in favor. Motion carried.

The Township has a Certificate of Deposit with New Tripoli bank which will mature on August 24, 2026. The Board requested that the Treasurer compare the interest rates with rolling over the CD for the same term (13 months) or cash in the CD and transfer the funds to the PLGIT account. On a motion by Mr. Dunn, seconded by Mr. Berger, the Treasurer must, contemporaneous with expiration of the existing CD, either (1.) retain the funds in another CD with New Tripoli for a new 13-month term; or (2.) place such funds in a CD with PLGIT for a 13-month term, if such institution offers a higher interest rate than New Tripoli at that time. Hearing no question on the motion, all in favor. Motion carried.

Having no further business, Mr. Spohn adjourned the regular meeting at 8:41 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Cindy Conrad".

Cindy Conrad

Administrator/Secretary/Treasurer