

Greenwich Township Board of Supervisors
Regular Meeting
Monday, May 4, 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 Diane Hollenbach-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 April 6, 2026 regular meeting. Hearing no questions on the motion. All voted in favor. Motion carried.

PERSONAL APPEARANCES and PUBLIC COMMENT:

Linda Wood, 142 Circle Road, asked questions about the Park and Recreation Fee In Lieu of Open Space which was in the Subdivision and Land Development Ordinance. The fee was set by resolution by the Board prior to the last warehouse submittal.

Matthew Leid, 51 Ebling Road, was present to discuss stormwater ordinance waivers.

PLANS TO REVIEW: The monthly Subdivision and Land Development Status Report was reviewed. If no action is taken this evening, the Heiter Subdivision will need to be rejected as the review period is expiring.

Schock Road Driveway Waiver – Jeremy Hoagland for Vreeland and Linda Wood, presented a plan showing the driveway location for a vacant lot on Schock Road. The lot was created by a subdivision in 1980, but the subdivision did not show a driveway location. Due to the bend in Schock Road in one direction and the crest of the hill in the other, it is not possible to meet the driveway ordinance requirement of 300 feet of site distance. The driveway plan depicts 235 feet of site distance in both directions. The property owner intends to build a single-family home on the lot. Brad Pflum of LTL stated that all other aspects of the driveway ordinance have been met. Mr. Hoagland added that Schock Road does not have a posted speed limit and therefore 55MPH must be assumed when calculating driveway site distance. Because of the topography and narrowness of Schock Road, most vehicles drive that area at 30MPH. Penn DOT regulations on stopping distance at 30 MPH are 205 to 215 feet.

A motion was made by Mr. Dunn, seconded by Mr. Berger, to grant a waiver to the Driveway Ordinance 2001-02, Section 4.G. to grant relief and reduce the 300-foot driveway site distance requirement to 235 feet conditioned upon purchase of hidden driveway signs and entering into an indemnification agreement with the township. Hearing no questions on the motion, all voted in favor. Motion carried.

Heiter Subdivision – The Planning Commission recommended approval of the Heiter Subdivision Plan at 93 Donat Road. Monuments will be set prior to plan recording for the proposed Lot 1 and on the Northeast corner of the intersection of Donat Road. The driveway will be stone with two additional parking spaces.

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A motion was made by Mr. Berger, seconded by Mr. Dunn, to grant final plan approval to the Heiter Subdivision conditioned upon satisfaction of all comments in the April 17, 2026 Systems Design Engineering review letter, which is incorporated by reference, issuance of a driveway permit, review and approval of all deeds and the non-building declaration for the residue and receipt of an executed deed of dedication for right of way along Lot 1. Hearing no questions on the motion. All voted in favor. Motion carried.

Wetzel Subdivision – The Planning Commission recommended approval of the Wetzel Subdivision Plan at 151 Blue Rocks Road. The Township Sewage Enforcement Officer re-inspected the septic system and is requiring the plan to depict a replacement system area. Mr. Macfarlane suggested the Board could require the Wetzels to pump their septic once a year and provide proof to the township. Mr. Dunn felt that with normal maintenance the system would be fine and was not in favor of the pumping requirement.

A motion was made by Mr. Dunn, seconded by Mr. Berger, to grant waivers to Sections 403.1.B, 602.2, 602.3, 602.4 and 401.1 of the Greenwich Township Subdivision and Land Development Ordinance and to grant final plan approval to the Wetzel Subdivision Plan conditioned upon satisfaction of all comments in the March 13, 2026 Systems Design Engineering review letter, which is incorporated by reference. Hearing no questions on the motion. All voted in favor. Motion carried.

OLD BUSINESS:

1999 Chevy 3500 Bucket Truck

A motion was made by Mr. Berger, seconded by Mr. Dunn, to award the sale of the 1999 Chevy 3500 Bucket Truck to the high bidder Daniel Edwards in the amount of \$9,650 and authorize the road master to sign all required paperwork to transfer the truck. Hearing no questions on the motion. All voted in favor. Motion carried.

Gun Club Road Bridge Study – Amanda Estrada of 548 Gun Club Road, spoke about concerns she had with any improvement to the bridge and the impact to her property's drainfield which is along the edge of Gun Club Road. She also spoke about the many accidents and near misses she saw there and that traffic is less now that the bridge is closed since people found other ways to go to the gun club. The Board discussed the offer received from Jamie Barton and Chris Gebhard's office of a \$393,450.00 SHIP grant through Penn DOT for the demolition and replacement of the Gun Club Road Bridge. The Board received cost estimates in March and had decided to further study improvement of Braund Road due to the cost concerns for replacing the bridge and the unknown costs of shoring the SR737 embankment. Fred Germann of 1273 Krumsville Road asked what year flood the bridge would be designed for. Mr. Spohn explained there is no design at this time. Matthew Leid, 51 Ebling Road suggested a County Dirt and Gravel Road grant. The township was told that the program is not funding large projects but awarding several small projects.

A motion was made by Mr. Dunn, seconded by Mr. Berger, to authorize the administrator to apply for the SHIP grant for the improvement of Braund Road in lieu of replacing the Gun Club Road Bridge for the safety of the community. Hearing no questions on the motion, all voted in favor. Motion carried.

NEW BUSINESS:

Agricultural Security Area Resolution 2026-08

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A motion was made by Mr. Dunn, seconded by Mr. Berger, to adopt Resolution 2026-08 to accept 151 Blue Rocks Road, Lenhartsville into the Greenwich Township Agricultural Security Area. Hearing no questions on the motion, all voted in favor. Motion carried.

REPORTS:

Administrator – Mrs. Hollenbach informed the Board that the renewal for property insurance would be a 10% increase. In 2026, the Township received dividend checks for workers compensation insurance for \$9,038.71 and property insurance for \$7,953.96.

Road Master - A written report was provided.

Engineering and Zoning Reports – Written reports were submitted for zoning and sewage enforcement work. Mr. Poff reported that a meeting was held with the warehouse contractor, Mowery Construction. The proposed completion date is July 2027. Tree work will begin on May 13th. There are restrictions on when the trees may be removed due to an endangered species restriction for bats.

Leid Property Sittler Valley and Berger Roads – Mr. Poff reported that he had reviewed the stormwater plan for the Leid property on Berger Road and recommended granting two waivers. The plan proposes an eight and ten inch diameter storm water pipe instead of the required fifteen-inch diameter pipe on the property and reduces the minimum vertical separation distance from thirty-six inches to thirty inches from the basin bottom to the high-water table. This would meet the PA DEP BMP Manual which requires a twenty-four-inch vertical separation distance. The Board discussed the need for a BMP inspection escrow of \$5,000 but did not see the need to require an improvement security for the construction of the basin since the construction of a single-family home did not qualify as land development and the township does not have a legal obligation to construct the improvement. If chicken barns are proposed in the future, the storm water design would need to be changed.

A motion was made by Mr. Dunn, seconded by Mr. Berger, to approve the waivers to the Leid Single Family Home Storm Water Plan conditioned upon posting of a \$5,000 BMP escrow. Hearing no questions on the motion, all voted in favor. Motion carried.

Mr. Leid then asked if the Board would approve his driveway permit without paving from the cartway to the right of way since Berger Road is a dirt road. Mr. Berger explained that the ordinance requires the paving to prevent washouts and clogging of roadside swales.

Solicitor – Mr. Macfarlane discussed the provisions of the draft False Alarm Ordinance for fire alarms. There are escalating penalties for repeated false alarms. The ordinance only applies to commercial and industrial properties with exceptions for testing and good intent calls. Enforcement will be through the District Justice and fines and attorney fees are recoverable.

A motion was made by Mr. Berger, seconded by Mr. Dunn, to authorize the advertisement of the False Alarm Ordinance for consideration of adoption in June. Hearing no questions on the motion, all voted in favor. Motion carried.

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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A motion was made by Mr. Berger, seconded by Mr. Dunn, to approve the release of the FAMA Escrow in the amount of \$3,131.00. All voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Dunn, to approve the release of the 277 Lutz Road Escrow conditioned upon LTL Consultants final approval of the driveway. All voted in favor. Motion carried.

A motion was made by Mr. Dunn, seconded by Mr. Berger, to authorize the transfer of the GLC Lehigh Valley Fee In Lieu of Open Space payment to a Recreation Account held at PLGIT. All voted in favor. Motion carried.

COMMENTS FROM THE BOARD

Mr. Spohn attended a class at the PSATS convention on data centers. The information provided on data centers indicated that they use a lot of electricity and there is noise associated with their back up generators. They do not employ many people, and they can be cooled using a closed system which reduces the amount of water used. It is possible that in the future they will be classified as a utility and become tax exempt. It was recommended that townships adopt ordinances and assign data centers to specific zoning districts. Fred Germann discussed energy resolution through small modular nuclear devices and asked if joint planning could help in this situation. Mr. Macfarlane stated that we do not have a joint zoning ordinance, only a joint comprehensive plan.

A motion was made by Mr. Berger, seconded by Mr. Dunn to authorize the solicitor to begin drafting an ordinance regulating data centers. Hearing no questions on the motion, all voted in favor. Motion carried.

Having no further business, Mr. Spohn adjourned the regular meeting at 9:21 p.m.

Respectfully Submitted,

Diane Hollenbach

Administrator/Secretary/Treasurer