

Greenwich Township Board of Supervisors  
Regular Meeting  
Monday, June 1, 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 May 4, 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, will wait for the matter to come up on the agenda.

**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.

Greenwich Commons Lot 3, Tract 1 Time Extension

A motion was made by Mr. Dunn, seconded by Mr. Berger, to accept the offer of a time extension for the Greenwich Commons Lot 3 Tract 1 Preliminary Subdivision and Land Development Plan until December 31, 2026. Hearing no questions on the motion. All voted in favor. Motion carried.

GLC Lehigh Valley West Final Plan

A motion was made by Mr. Berger, seconded by Mr. Dunn, to re-approve the GLC Lehigh Valley West Final Plan conditioned upon satisfaction of all comments in the October 16, 2025 Systems Design Engineering, Inc. review letter, which is incorporated by reference, including but not limited to execution of an improvements agreement and storm water agreement, execution of a Highway Improvements Agreement and execution of an easement agreement with the township for emergency access, payment of the recreation fee and third party approvals. Hearing no questions on the motion. All voted in favor. Motion carried.

GLC Lehigh Valley West Agreements – Mr. Macfarlane asked Mr. Kobularcik on his timeline for recording the GLC Lehigh Valley West plans. Mr. Kobularcik would like to record the plans within two weeks and was asking that the Chairman be authorized to sign the agreements as they are received. The Conservation Easement Agreement is ready for signature. The Highway Transportation Agreement and Improvements Agreement have been redlined and are under review.

Mr. Macfarlane stated that under the Highway Transportation Agreement, the Supervisors will want to review and provide feedback on the traffic recalculation when it occurs. There was further discussion about the intersection of Old Route 22 and SR 737 in regard to restricting the future use of the homes and driveway locations of the Estrada and Sable properties which are now owned or under agreement by the developer. Mr. Dunn asked if Mr. Kobularcik had met with the Grubers about their driveway. He had and they do not want any changes to their driveway location.

Greenwich Township Board of Supervisors  
Regular Meeting  
Monday, June 1, 2026 at 7:30 p.m.

David Laudadio of 813 Old Route 22 stated that he was not sure how it is in the Township's interest to limit the use of the Estrada and Sable properties. If someone wants to live at the intersection of Old Route 22 and SR 737, and knows that there will be traffic and noise, they should be allowed. Mr. Macfarlane stated that it was a safety issue based on the representations of noise, accidents, and traffic that the Board heard from the Sables all these years. Mr. Kobularcik suggested recording something that would come up in a title search. The properties will not be sold until the project is done. Mr. Macfarlane asked that a statement of full disclosure of the traffic and noise be put in an agreement of sale and be recorded. Fred Germann of 1273 Krumsville Road asked what type of parking each lot would have for a commercial use. Mr. Berger was concerned that the size of the lots was not big enough for commercial use and that would lead to the owner asking for zoning relief. Mr. Spohn felt that when the properties sold, that the developer should make a full disclosure to the buyer about the intersection. Mr. Dunn felt the properties' use should be kept residential. The Board then discussed how and when the traffic recalculation was completed. Both buildings will be at 75% occupancy, and a traffic count will be performed at peak hours. Mr. Macfarlane will confirm with the township traffic engineer how many days and what time of year the count is performed.

A motion was made by Mr. Dunn, seconded by Mr. Berger, to authorize the Chairman to sign all agreements for GLC Lehigh Valley West upon the review and approval of the solicitor. Hearing no questions on the motion. All voted in favor. Motion carried.

**OLD BUSINESS:**

Gun Club Road Bridge –There was no update from Great Valley Consultants. Mr. Dunn asked if there had been any thought of moving the bridge across from Ebling Road. Mr. Spohn stated that it would require the township to move the road, acquire land and get Penn DOT approval. Mr. Berger stated that the stream is against Braund Road in that location, there is a curve in SR737 and there would be no turning radius.

**NEW BUSINESS:**

Berks County Cooperative Purchasing Council Delegates Resolution 2026-09

A motion was made by Mr. Berger, seconded by Mr. Dunn, to adopt Resolution 2026-09 to appoint a delegate and alternate to the Berks County Cooperative Purchasing Council. Hearing no questions on the motion, all voted in favor. Motion carried.

Mowery Construction Temporary Construction Access Easement Agreement - GLC Lehigh Valley West

Linda Wood asked about the laydown area listed on the agenda. Mowery Construction has decided not to pursue a laydown area on township property. Connor Line of Mowrey Construction requested an eighteen-month temporary construction easement on the township property due to concerns about the culvert in the farm lane being able to carry the weight of the construction vehicles. There could be forty to fifty trucks a day using the access until a new culvert is constructed. Mr. Dunn asked if there was a provision in the agreement for removal of broken-down vehicles and if compensation was being offered since public land was being used for private benefit. The value was discussed and an appraisal. Mowery offered \$10,000 or the appraised value whatever is greater.

A motion was made by Mr. Dunn, seconded by Mr. Berger, to authorize the execution of the temporary construction access easement agreement subject to the review and approval of the solicitor and based upon the language discussed. Hearing no questions on the motion, all voted in favor. Motion carried.

Greenwich Township Board of Supervisors  
Regular Meeting  
Monday, June 1, 2026 at 7:30 p.m.

**REPORTS:**

Administrator – A written report was provided.

Road Master - A written report was provided. Mr. Dunn brought up Mr. Follweiler's concern about Dunkels Church Road and Dreibelbis Station Road intersection signage and asked if we should have a traffic study. Mr. Berger stated that Dunkels Church Road is a state road.

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

Solicitor – Mr. Macfarlane introduced the advertised false alarm ordinance.

A motion was made by Mr. Spohn, seconded by Mr. Dunn, to enact the False Alarm Ordinance 2026-01. Hearing no questions on the motion. All voted in favor. Motion carried.

Mr. Macfarlane will prepare a draft datacenter ordinance for review and should have that to the Board in July. An executive session will be needed after the meeting for potential litigation on a code enforcement issue.

**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.

Having no further business, Mr. Spohn adjourned the regular meeting at 8:45 p.m. The Board went into executive session from 8:45pm until 9:30pm.

Respectfully Submitted,

Diane Hollenbach

Administrator/Secretary/Treasurer