

Greenwich Township Board of Supervisors
Regular Meeting
Monday, July 6, 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.

Executive Sessions were held for employment interviews on June 9, 2026 from 6:30 to 8:45 p.m.; June 23, 2026 from 7:30 to 8:30 p.m.; July 2, 2026 from 7:30 to 8 p.m. and July 9 from 7:15 to 7:20 p.m.

APPROVAL OF THE MINUTES:

A motion was made by Mr. Dunn, seconded by Mr. Berger, to approve the minutes of the June 1, 2026 regular meeting. Hearing no questions on the motion. All voted in favor. Motion carried.

PERSONAL APPEARANCES and PUBLIC COMMENT:

Carl Dunn thanked the Kempton, Kutztown and Virginville Fire Companies for their quick response to a shed fire on Hausman Road. They stopped the fire from spreading and saved the home.

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

Dwyer Sketch Plan – Scott Miller of Spotts, Stevens and McCoy introduced the plan. The plan subdivides forty-five acres into two lots. Both lots are in Greenwich and Windsor Townships with the road frontage and home falling in Windsor Township. The Planning Commission has recommended that the Supervisors waive Greenwich Township’s review of the plan.

A motion was made by Mr. Berger, seconded by Mr. Dunn, to waive Greenwich Township’s review of the Dwyer Sketch Plan. Hearing no questions on the motion. All voted in favor. Motion carried.

OLD BUSINESS:

Gun Club Road Bridge – Mr. Dunn reported that members of the Community would prefer the bridge be replaced. The SR 737 study has started. He asked if we proceed with Braund Road, are we saying the bridge will never be rebuilt? Mr. Spohn stated that financially the bridge is too expensive. If money becomes available, it could be discussed. Mr. Berger stated that Braund Road should be improved whether we do the bridge or not. Mr. Dunn asked for an estimated construction cost and engineering cost and to have the consultant finish the topo work.

A motion was made by Mr. Dunn, seconded by Mr. Berger to move forward to finish the topo survey and culvert locating and obtain an estimated price for the cost of construction and remaining engineering. All voted in favor. Motion carried.

Greenwich Township Board of Supervisors
Regular Meeting
Monday, July 6, 2026 at 7:30 p.m.

NEW BUSINESS:

Resolution 2026-10 Agricultural Security Area Enrollment 117 Kutz Mill Road

A motion was made by Mr. Dunn, seconded by Mr. Berger, to adopt Resolution 2026-10 accepting 117 Kutz Mill Road in the Greenwich Township Agricultural Security Area. Hearing no questions on the motion, all voted in favor. Motion carried.

Temporary Mobile Home Permit for 471 Dunkels Church Road

A motion was made by Mr. Dunn, seconded by Mr. Berger, granting a temporary mobile home permit to 471 Dunkels Church Road from July 1, 2026 until June 30, 2027. Hearing no questions on the motion, all voted in favor. Motion carried.

Zoning Hearing Board Alternate Resignation

A motion was made by Mr. Dunn, seconded by Mr. Berger, accepting Dodie Sable's resignation as alternate to the Zoning Hearing Board. Hearing no questions on the motion, all voted in favor. Motion carried.

Administrator Resignation

A motion was made by Victor Berger, seconded by Carl Dunn to accept Diane Hollenbach's resignation as administrator effective July 31, 2026. Hearing no questions on the motion, all voted in favor. Motion carried.

Offer of Employment

A motion was made to authorize the administrator to make an offer of employment for the position of administrator. Hearing no questions on the motion, all voted 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. Mr. Poff reviewed the Penn 78 West Final Plan prior to printing for recording. There is an Ag. Easement that needs clarification and all agreements and financial security is still outstanding. The Board agreed that the cost estimate and financial security should be increased for inflation since ten months have passed since approval.

Mr. Poff and Mr. Macfarlane were also instructed to meet with Bison Transports engineer to discuss storm water improvements. The Township is working amicably with the property owner to resolve a storm water and driveway issue. Complaints were received from two neighbors.

Greenwich Township Board of Supervisors
Regular Meeting
Monday, July 6, 2026 at 7:30 p.m.

A motion was made by Mr. Dunn, seconded by Mr. Berger to authorize the Solicitor and Engineer to meet with Rob Hain of Berks Surveying and Engineering about the Bison property at 171 Gensinger Road. Hearing no questions on the motion, all voted in favor. Motion carried.

Solicitor – Mr. Macfarlane introduced the draft Data Center Ordinance. The ordinance draft allows data centers in the Commercial and the Industrial zoning districts. Dimensional regulations include a minimum of five acres and a maximum of sixty feet in height. Two-hundred-foot setbacks are required from sensitive receptors and one hundred feet from property lines. A buffer is required. Several studies are required including noise and vibration. There are decommissioning requirements.

Mr. Dunn asked about allowing smaller data centers in the Commercial Zoning District and larger ones in the Industrial Zoning District. The amount of land left for development in each district was discussed. Linda Wood of 142 Circle Road asked about how this relates to the court case the township had with the mobile home park. Mr. Macfarlane stated that there is already a significant amount of the township developed with mobile home parks. There are currently no data centers so the ordinance must not be exclusionary to the use. Discussion continued regarding water and electric use and the township's inability to regulate electric rates but our ability to require a data center to provide energy generation on site by requiring solar panels.

Mr. Dunn questioned the goal of the studies. Mr. Macfarlane stated that these are to be presented as part of the conditional use hearing and that if the Supervisors do not believe the studies are credible, the solicitor may challenge them and present our own experts. David Laudadio commented that data centers he is familiar with use a closed loop system for the water usage and the township should consider requiring the data center to be air cooled. He did not think Greenwich Township would be that attractive to a data center because the larger the center, the more profitable they are. This takes up a lot of land. Andrew Dietrich asked how many acres are left in the Industrial Zoning District. The Board thought about 1/3 of the land has been used for industrial development.

The Board discussed invoking a curative amendment. Gwynn Fowler of 97 Yeager Road asked if the Board could do that tonight by amending the agenda. Mr. Macfarlane stated that it would be such a significant action that it should be on the agenda prior to a meeting. Ms. Fowler related a story about a Meta data center that flushed contaminated water into the public sewer. Mr. Laudadio suggested regulation prohibiting the use of groundwater. Mr. Macfarlane described the process of amending the Zoning Ordinance. The County and Township Planning Commissions must review and comment. Any changes made to the draft must be resubmitted to the Planning Commissions before the Supervisors can hold a public hearing to adopt the ordinance.

A motion was made by Mr. Dunn, seconded by Mr. Berger to authorize the Solicitor to revise the Data Center Zoning Amendment to limit data centers in the Commercial Zoning District to 50,000 square feet with the existing dimensional regulations for the Commercial Zoning District and data centers over 50,000 square feet shall be allowed in the Industrial zoning district with dimensional regulations as proposed in the amendment and to forward the revised draft to the Greenwich Township Planning Commission and Berks County Planning Commission for review and comment. Hearing no questions on the motion, all voted in favor. Motion carried.

Greenwich Township Board of Supervisors
Regular Meeting
Monday, July 6, 2026 at 7:30 p.m.

FINANCIAL MATTERS:

A motion was made by Mr. Berger, seconded by Mr. Dunn, 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 9:11 p.m.

Respectfully Submitted,

Diane Hollenbach

Administrator/Secretary/Treasurer