

Greenwich Township Board of Supervisors
Monday, April 7, 2025 @ 7:30 p.m.

Attending: Supervisors: Dean Spohn, Victor Berger, Steven Diehl, Professional Staff: Colin Macfarlane-Kozloff Stoudt P.C., Michael Bingham, PE – Systems Design Engineering Inc. and Diane Hollenbach-Administrator

Guests: Linda Wood, Andrew Dietrich, Marc and Dodie Sable, Fred Germann, David Laudadio, Doreen Tobin, Terry DeGroot, Howard Liebermann, Rob Hain, Gwynne Fowler, Carl Dunn and others

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. Diehl, seconded by Mr. Berger, to approve the minutes of the March 3, 2025 regular meeting. All voted in favor. Motion carried.

PERSONAL APPEARANCES and PUBLIC COMMENT:

Doreen Tobin, 351 Blue Rocks Road thanked the Board for the donation to the library and informed the audience of the library's 75th anniversary celebration. Events are open to the public. There is an upcoming event at the Barn at Walnut Grove.

PLANS TO REVIEW: The monthly Subdivision and Land Development Status Report was reviewed.

Time Extensions

A motion was made by Mr. Berger, seconded by Mr. Diehl, to accept the time extension offered by the developer for the Penn 78 West Land Development Plan until August 11, 2025. All voted in favor. Motion carried.

Planning Module Approval – Mr. Hain told the Board that additional testing was requested by the PA DEP. The primary sewer area has been moved, and the alternate area is located where vines are currently planted. Mr. Hain will look into the health and safety of having the septic so close to the vines and any required setback before a revised preliminary plan is submitted.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to adopt Resolution 2025-11 Folino Inn and Spa Planning Module. All voted in favor. Motion carried.

A & C Truck Repair Preliminary/Final Plan – Terry DeGroot, engineer for the plan, reviewed the outstanding items with the Supervisors and requested the approval of the waivers and the plan. A 750 gallon, 7/8-inch-thick poly holding tank with alarm is proposed for the trench drain wastewater and will not be connected to the septic nor discharged to the storm water facilities. A holding tank agreement will be needed, and the township will want to see maintenance reports.

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An agreement has been executed with Met Ed. The communication line clearance measured at eighteen feet above grade. Curbing will be installed along Zettlemoyer Road and the road widened on the project side to sixteen and a half feet. Mr. Berger asked about the inlet height. Mr. DeGroot stated the inlets will be raised that are there now and the road milled and paved on the project side. Mr. Spohn asked about the sidewalks, and it was decided that when the Harmike Project was built, sidewalks would need to be installed on the A & C Truck Repair property.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to grant a waiver to sections 304 through 307 of the Subdivision and Land Development Ordinance to allow the plan to proceed as a preliminary/final plan. All voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to grant a waiver to section 502.1.E. of the Subdivision and Land Development Ordinance to allow Zettlemoyer Road to be widened on one side. All voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to grant a waiver to section 502.1.E. of the Subdivision and Land Development Ordinance to allow deferral of the sidewalk installation until the Board of Supervisors requires installation. All voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to conditionally approve the A & C Truck Repair Preliminary/Final Land Development Plan contingent upon: (a.) satisfaction of all outstanding comments contained in the Review Letter dated March 14, 2025 as prepared by Systems Design Engineering, Inc. and incorporated by reference, (b.) execution of a Holding Tank Agreement that will contain the run-off from the interior of the garage, and approval by LTL Consultants, Ltd., the Township's Sewage Enforcement Officer, for use of the existing on-lot septic system; and (c.) compliance with all conditions contained in the Conditional Use Order dated July 26, 2024. All voted in favor. Motion carried.

OLD BUSINESS:

2025 Seal Coat Bid

Mr. Macfarlane opened the 2025 seal coat bids. Bids were as follows:

Asphalt Maintenance Solutions	\$105,985.00
Martin Paving	\$120,525.62
Midland Asphalt Materials	\$133,127.50

A motion was made by Mr. Diehl, seconded by Mr. Berger, to accept the bids for the 2025 Seal Coat Contract. All voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to adopt Resolution 2025-12 awarding the 2025 Seal Coat Contract to Asphalt Maintenance Solutions for \$105,985.00 and

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authorize the Board of Supervisors to sign the contract between meetings. All voted in favor.
Motion carried.

Truck Financing – The township was not successful in getting a LSA grant for the purchase of a new truck.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to authorize signature on the truck financing agreement with Municipal Capital Finance. All voted in favor. Motion carried.

Gun Club Road Bridge Grant Resolution – A correction to the name of the grant on the grant resolution was requested by the state.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to adopt Resolution 2025-13 amending the grant name to Statewide Financing Grant for Gun Club Road Bridge. All voted in favor. Motion carried.

NEW BUSINESS:

A motion was made by Mr. Berger, seconded by Mr. Diehl, to accept the 2024 audit of Township Funds. All voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to bind and approve the MRM Property and Public Official Liability Insurance policies. All voted in favor. Motion carried.

REPORTS:

Administrator – Mrs. Hollenbach reported that the online report of the ARPA grant expenditures must be completed in April, or the township could have to pay back the funds. The report will be filed this week.

Road Master - None

Engineering and Zoning Reports – Written reports were submitted. Mr. Bingham reported that due to the stream reclassification, the GLC Lehigh Valley West plan will need to go through a more stringent review by the PA DEP and Army Corp of Engineers. The review letter for the plan was sent to the Army Corp of Engineers during the comment period.

Solicitor – Mr. Macfarlane reported that J.D. Eckman had approached the township about the township fill site property. After meeting with them, they decided there was no interest in using the land at this time.

FINANCIAL MATTERS:

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize a refund of the balance in the Schaeffer/Kistler Escrow of \$1,425.27 to David Kistler. All voted in favor. Motion carried.

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A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize a refund of the balance in the Hayes Annexation Plan Escrow of \$2,809.11 to Richard Hayes. All voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize a refund of the balance in the Tavares – 890 Long Lane Road Lot 4 driveway and stormwater escrow account of \$1,819.96 to Chynna Tavares. All voted in favor. Motion carried. The project is not moving forward.

A motion was made by Mr. Berger, seconded by Mr. Diehl, upon the recommendation of LTL Consultants, to authorize a release of \$353,321.00 from the Dollar General Improvements Letter of Credit. 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 8:15 p.m.

Respectfully Submitted,

Diane Hollenbach

Administrator/Secretary/Treasurer