

Greenwich Township Board of Supervisors
Monday, August 4, 2025 @ 7:30 p.m.

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

Guests: Linda Wood, Andrew Dietrich, Marc and Dodie Sable, David Laudadio, Fred Germann, Gwynne Fowler, Ronald and Missy Brong, Karl Lampart 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. Berger, seconded by Mr. Spohn, to approve the minutes of the July 7, 2025 regular meeting. Hearing no questions on the motion, all those present voted in favor. Motion carried.

PERSONAL APPEARANCES and PUBLIC COMMENT:

Karl Lampart, 25 Hausman Road came to the meeting to follow up on an email he sent to the township. He discussed restricting usage of SR 737 by 102” Class A tractor trailers. He cited no shoulders on the road, narrow bridges, the winding nature of the road, lack of detours when an accident occurs, the elementary school being on the road and use of the road by the Mennonite community as reasons Penn DOT should restrict truck use on the road.

Ronald Brong, 330 Deer Run Road brought concerns about the safety of the intersection at Gensinger Road and Deer Run Road. There is only a stop sign at Deer Run Road and with the corn, you cannot see around it to see if anyone is coming on Gensinger Road. He asked for additional stop signs to make the intersection safer.

Fred Germann, 1273 Krumsville Road suggested a supervisor and Mr. Lampart attend a meeting of the Reading Area Transportation Study (RATS) for assistance with SR 737.

Marc Sable, 593 Old Route 22 asked if the Board had considered getting local law enforcement. Mr. Spohn cited the expense of police. Mr. Sable suggested one car and a varied eight-hour shift.

PLANS TO REVIEW:

Folino Inn and Spa LDP

A motion was made by Mr. Berger, seconded by Mr. Spohn, to accept the developer’s offer of a time extension to the plan review period for the Folino Inn and Spa Land Development Plan until December 8, 2025. Hearing no questions on the motion, all those present voted in favor. Motion carried.

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Penn 78 West LDP

A motion was made by Mr. Berger, seconded by Mr. Spohn, to accept the developer's offer of a time extension to the plan review period for the Penn 78 West Land Development Plan until October 10, 2025. Hearing no questions on the motion, all those present voted in favor. Motion carried.

Crystal Cave Road Subdivision Plan

A motion was made by Mr. Berger, seconded by Mr. Spohn, to defer the plan review for the Crystal Cave Road Subdivision Plan to Richmond Township. Hearing no questions on the motion, all those present voted in favor. Motion carried.

GLC Lehigh Valley West Preliminary Plan – Mr. Bingham stated that the plan was conditionally approved before, but the reclassification of the stream caused the developer to reduce the size of the warehouse and cross the stream with a bridge instead of a culvert. Charlie Courtney, legal counsel for the developer, stated the Planning Commission had recommended approval of the plan, and he was requesting approval from the Board of Supervisors. Mr. Becker requested that the plan cover sheet state this is a revised plan. The waivers having been previously approved and did not need to be re-approved.

A motion was made by Mr. Berger, seconded by Mr. Spohn, to grant preliminary plan approval to the GLC Lehigh Valley West Land Development Plan conditioned upon satisfaction of the items in the July 17, 2025 Systems Design Engineering, Inc. review letter which is incorporated by reference. Hearing no questions on the motion, all those present voted in favor. Motion carried.

A & C Truck Service Land Development Plan Re-approval

A motion was made by Mr. Berger, seconded by Mr. Spohn, to re-approve the A & C Truck Repair Preliminary/Final Land Development Plan with the previous conditions. Hearing no questions on the motion, all those present voted in favor. Motion carried.

There will be a zoning hearing on August 20, 2025 beginning at 7 p.m. for the Penn 78 West Warehouse Plan and a variance request for 572 Old Route 22 to operate a 24-hour snow removal and landscaping business. The Board of Supervisors made no comment.

OLD BUSINESS: None

NEW BUSINESS:

A motion was made by Mr. Berger, seconded by Mr. Spohn, to adopt Resolution 2025-14, restating the terms of office for the Planning Commissioners. Hearing no questions on the motion, all those present voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Spohn, to send a letter to Penn DOT requesting a traffic study of SR 737. Hearing no questions on the motion, all those present voted in favor. Motion carried.

The Board discussed with the professionals if a traffic study is required to install additional stop signs on a township road. Mr. Bingham will research this and provide the Board with a proposal if a

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study is needed for additional stop signs at Gensinger Road and Deer Run Road. The Board asked this be added to the September agenda.

REPORTS:

Administrator – Mrs. Hollenbach reported she spoke with Brian Boyer at Penn DOT regarding the letter sent about the Goodman Traffic Study. She communicated with Barry Pottle about Bison's parking lot and sent him permit applications. The Joint Comprehensive Plan appears to be going forward with every municipality signing so far except Albany Township and Lyons Borough. A letter was sent on a trailer of junk parked along the pull off at the Three Mile House. It has been moved. The Zoning Officer made contact with the owner of 376 Gun Club about a tiny house on the property. It is still on wheels, and the property owner is fixing it up to sell.

The price of salt will be \$76.90 a ton. There is some concern that tariff costs will be added and the Berks County Cooperative Purchasing Council has sent a letter to the supplier stating that additional fees will not be accepted.

Road Master - None

Engineering and Zoning Reports – Written reports were submitted. Mr. Bingham reported that the Planning Commission reviewed four plans in August. The Old Route 22 Sketch Plan was not before the Board tonight. The plan has a lot of questions that need answers. It is likely that the Planning Commission will cancel their August meeting since no new plans were submitted for review.

Solicitor – None

FINANCIAL MATTERS:

A motion was made by Mr. Berger, seconded by Mr. Spohn, 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 8:14 p.m.

Respectfully Submitted,

Diane Hollenbach

Administrator/Secretary/Treasurer