

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

Attending: Supervisors: Dean Spohn, Victor Berger, Steven Diehl, Professional Staff: Colin Macfarlane-Kozloff Stoudt P.C., and Diane Hollenbach-Administrator

Guests: Linda Wood, Andrew Dietrich, Marc and Dodie Sable, Dean Scott, David and Donna Laudadio, 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.

Colin Macfarlane – The Sunshine Act does allow the Township to adjourn for executive session and announce the purpose at the next meeting. Last month's executive session concerned potential litigation and deliberation that will be briefly discussed tonight. The Board will ratify action in regard to code enforcement matters. The Township is not hiding things and has taken steps under Diane's watch to improve transparency. There is a Facebook page now, the developer's review letters are online, and we try to encourage attendees to ask questions and make public comment. If you have questions, ask during the meeting and if you think of something outside the meeting, ask Diane and if she does not have the answer, she will get in touch with Dean or myself.

Dean Spohn – On the same subject, just because we are talking after the meeting doesn't mean we are hiding township business. There are documents to sign, checks to sign and we talk about the weather, farming, kids, grandkids – life. That's what people do. It's nice that we do get along. It makes things work a little better. As far as residents and nonresidents holding meeting about the warehouse or replacing the supervisors, that's your right. The public is not held to the same standard that the governing body is. You have the right to peacefully assemble and petition the government for redress of grievance. The problem is if you don't tell us the problem, we can't do anything about it. We won't know to do anything about. That's what public comment is for. We are trying our best to be transparent. We might stop someone who goes on and on but that must happen. We can't see, hear, or think what 3400 people have on their minds. Bring it here and tell us and we can do something or talk about it. Whatever it takes. To have good government, some of the responsibility falls on the public to speak up.

Mr. Spohn announced the executive session in June from 7:50 to 8:10 p.m. for investigation of potential litigation. Going forward, after each motion is made, questions will be called for on the motion from the public.

**APPROVAL OF THE MINUTES:**

A motion was made by Mr. Diehl, seconded by Mr. Spohn, to approve the minutes of the June 2, 2025 regular meeting. All voted in favor. Motion carried.

**PERSONAL APPEARANCES and PUBLIC COMMENT:**

Dodie Sable thanked the board for sending a letter to PennDOT about the intersection and her driveway. Mrs. Sable commented that she had been coming to meetings since 2016 and meetings now are a thousand times better than the meetings of the past.

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Dean Scott – wanted to comment on Bison Trucking and held his comments until it came up in the agenda.

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

**OLD BUSINESS:**

Motion was made by Mr. Berger, seconded by Mr. Diehl, to authorize the chairman to sign the Northeast Berks Joint Comprehensive Plan Agreement. Mr. Sable asked if this was all the municipalities in the school district. Mr. Spohn stated it was. All voted in favor. Motion carried.

**NEW BUSINESS:**

A motion was made by Mr. Diehl, seconded by Mr. Berger, to approve the Temporary Mobile Home Permit for 471 Dunkels Church Road from July 2025 to June 2026. All voted in favor. Motion carried.

**REPORTS:**

Administrator – Mrs. Hollenbach reported that the seal coat project was completed. There have been numerous complaints about trees falling off the Game Commission property onto Saucony Road. The bucket truck was repaired and then blew a brake line and was repaired again. Sketch plans were received for a two-lot subdivision on Crystal Cave Road and another for an eleven-lot subdivision on Old 22 across from the Dollar General.

Road Master - None

Engineering and Zoning Reports – Written reports were submitted.

Solicitor –

Penn 78 West – Mr. Macfarlane stated that the developer is asking for the same relief for the new plan that was granted five years ago. The Board had no comments.

Bison Transport, 170 Gensinger Road – Mr. Macfarlane wrote a letter addressing complaints received about Bison Transport regarding tractor trailer parking, storm water flows, screening, and delineation of the driveway. Dean Scott commented that H & K removed a row of arborvitae that was around a majority of the parking and when the facility was used by Bieber Bus the only driveway was on Evans Road. Now there is a second driveway on Gensinger Road. Mr. Berger asked about requiring an escrow for the road like the township did with Pierson. Mr. Macfarlane explained that a parking lot was not a structure requiring land development. Linda Wood asked how the screening we are asking for at Bison compares to the screening requirement the warehouse developer's request for a variance. Marc Sable explained that the warehouse is asking for a variance to the requirement to landscape the motor court parking lot. Mr. Scott believed that Bison may be encroaching on Penn DOT property. Diane Hollenbach stated that two representatives from Bison contacted her when they saw the issue on the agenda and they want to be good neighbors and work with the township. Mr. Scott stated that on August 7, 2017 two residents brought a list of twenty

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things they wanted addressed and as far as he can see, the only thing addressed was a stop sign was installed. The site is ten times worse and has gone from twenty trucks to eighty-five trucks. Marc Sable asked what the primary use of the property is. Mr. Macfarlane stated that it is a separate parcel from the office and garage, and the use is parking.

A motion was made by Mr. Berger, seconded by Mr. Diehl, authorizing Mr. Macfarlane to send the letter to Bison Transport with the addition of restricting the property to one driveway on Evans Road. All voted in favor. Motion carried.

**Shed Complaint**

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize a notice of violation be sent to the Green Acres Trailer Park for failure to obtain a permit for a shed. All voted in favor. Motion carried.

UMH Solar Inquiry – Mr. Macfarlane stated over the past year the attorney for UMH has made passing inquiries on installation of a small solar array on a property across the street from the mobile home park. The array would be to power the park's office, pool, and streetlights and take up two of the sixty-four acres of an adjacent parcel. Multiple primary uses would be prohibited on the lot and the solar system would be the principle use since it is a commercial purpose. Linda Wood did not think that the solicitor should be taking their calls and billing the township given the money spent fighting the park expansion and desire to be transparent. Mr. Macfarlane explained that a plan would come before the board and this time would be billed to that escrow at that time.

**FINANCIAL MATTERS:**

A motion was made by Mr. Diehl, seconded by Mr. Berger, to roll the certificate of deposit into a thirteen-month CD. 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 8:25 p.m.

Respectfully Submitted,

Diane Hollenbach

Administrator/Secretary/Treasurer