

Greenwich Township Board of Supervisors
Monday, March 3, 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, Fred Germann, David Laudadio

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 February 3, 2025 regular meeting. All voted in favor. Motion carried.

PERSONAL APPEARANCES and PUBLIC COMMENT:

Dodie Sable, 593 Old Route 22 asked if the Township would be making comment on the Army Corp of Engineers public comment request on the GLC Lehigh Valley West project and questioned if there was a need for a variance due to the project encroachment in the wetlands. Mr. Macfarlane responded that the Zoning regulations require a certain setback from a streambed. Mr. Macfarlane will follow up with the township engineer.

Fred Germann 1273 Krumsville Road talked about a past meeting where Dodie Sable discussed the definitions of lot, tract, and parcel. Mr. Germann stated Mrs. Sable thought they were different and mentioned having her lawyer and engineer review the language and the developer asked the names of the professionals. Because no names were supplied at the time, Mr. Germann felt Mrs. Sable had misrepresented having professionals and asked the Board to remove Dodie Sable from the Zoning Hearing Board for a lack of integrity. Mrs. Sable stated that Michael received the name and phone number of the engineer and after the meeting spoke to Colin about who the attorney was. She corrected Mr. Germann that she was the one who was adamant that lot and parcel meant the same thing and a parcel can have one building and why were we having one plan for two buildings and two parcels. The Board took Mr. Germann's complaint under advisement but took no action.

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 Folino Inn and Spa Land Development Plan until August 11, 2025. All voted in favor. Motion carried.

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A motion was made by Mr. Diehl, seconded by Mr. Berger, to accept the time extension offered by the developer for A & C Truck Repair Land Development Plan until April 8, 2025. All voted in favor. Motion carried.

Escrow Agreement

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize the Chairman to sign the Penn West 78 land development plan escrow agreement. All voted in favor. Motion carried.

Planning Module Approval

A motion was made by Mr. Berger, seconded by Mr. Diehl, to adopt Resolution 2025-08 GLC Lehigh Valley West Planning Module. All voted in favor. Motion carried.

OLD BUSINESS: None.

NEW BUSINESS:

Library Donation

A motion was made by Mr. Diehl, seconded by Mr. Berger, to approve the \$3,500 donation to the Kutztown Area Library. All voted in favor. Motion carried.

Annual Bike Tour

A motion was made by Mr. Diehl, seconded by Mr. Berger, to grant conditional approval to the Gran Fondo Hincappie Series and Joe Codington's request for the use of Greenwich Township roads to hold their scheduled May 31, 2025 bicycle event contingent upon receiving a copy of the approved Penn DOT permit required by the state. All voted in favor. Motion carried.

Resolution 2025-09 SEO Appointment

A motion was made by Mr. Berger, seconded by Mr. Diehl, to adopt Resolution 2025-09 for SEO and Driveway Permit Services from LTL Consultants. All voted in favor. Motion carried.

REPORTS:

Administrator – Mrs. Hollenbach reported on a storm water complaint at 220 Rhoads Road. The FCC License expires in May and will be renewed.

Road Master - Mrs. Hollenbach reported that the roads on the chip seal bid would be Zettlemoyer Road, Wessner Road, Sittler Valley Road and Schlegel Road. Also, the tractor and mower have arrived.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to authorize advertisement of the annual chip seal bid with bids to be opened April 7, 2025. All voted in favor. Motion carried.

Engineering and Zoning Reports – Written reports were submitted. Brad Pflum reported on a complaint about paper blowing off a project. The homeowner cleaned up as much as she could.

Solicitor – Mr. Macfarlane noted that he and the Zoning Officer received some inquiries about possible uses for 1821 Old Route 22 Lenhartsville.

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FINANCIAL MATTERS:

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize a refund of \$672.32 to Karen Kuhns and transfer \$1,500 to an escrow account for 1685 Route 143 for Crystal Ann Kangas. All voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to adopt Resolution 2025-10 Restating Greenwich Township Pension Plan as required by IRS regulations. 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 7:50 p.m.

Respectfully Submitted,

Diane Hollenbach

Administrator/Secretary/Treasurer