

Greenwich Township Board of Supervisors
Monday, November 3, 2025 @ 7:30 p.m.

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

Guests: Linda Wood, Andrew Dietrich, Marc and Dodie Sable, David Laudadio, Jim Vozar, Brian Kobularcik, Carl Dunn, Gwyn Fowler 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 October 6, 2025 regular meeting. Hearing no questions on the motion, all voted in favor. Motion carried.

PERSONAL APPEARANCES and PUBLIC COMMENT:

Doreen Tobin, 351 Blue Rocks Road, along with Barb Coffin, are the Greenwich Township representatives to the Kutztown Community Library. The annual report for the library was distributed. The library obtained PA Forward Gold Status and will work to maintain that. Ms. Tobin reviewed the many services provided by the library and thanked the board for their continued support.

PLANS TO REVIEW:

Penn 78 West LDP – Mr. Bingham informed the Board that only administrative items remain. He has reviewed the improvements cost estimate of \$7,451,000 and found it acceptable.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to grant to the Penn 78 West Preliminary/Final Land Development Plan waivers 1 through 6 and 8 as outlined in the Systems Design Engineering October 17, 2025 review letter, which is incorporated by reference. Hearing no questions on the motion, all voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to grant conditional approval to the Penn 78 West Preliminary/Final Land Development Plan conditioned upon satisfaction of all comments in the October 17, 2025 Systems Design Engineering, Inc. review letter, which is incorporated by reference, including but not limited to execution of an easement agreement for sight distance satisfactory to the township solicitor, execution of an improvements agreement and storm water agreement, Sewage Enforcement Officer approval, payment of the recreation fee and third party approvals. Hearing no questions on the motion, all voted in favor. Motion carried.

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GLC Lehigh Valley West – Mr. Bingham stated that most comments were administrative. He is currently reviewing the improvements cost estimate for \$18,500,000. The Penn DOT HOP submittal was received on Thursday and is under review. Mr. Macfarlane explained that recent case law clarifies that when a developer complies with the township's land development ordinance, approval can be granted conditional upon third party approvals. Penn DOT is the exception. Townships can no longer condition plans or withhold the release of a plan for recording for the Highway Occupancy Permit. Mr. Kobularcik will present the most recent Penn DOT HOP submittal to the Planning Commission in December at the request of the Board of Supervisors. The developer has agreed to be responsible for the maintenance of the traffic signals and will enter into an agreement with the township. Mr. Bingham stated that there are no substantive issues with the plan review.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to grant to the GLC Lehigh Valley West Final Subdivision and Land Development Plan a partial waiver to Section 515.C.4as outlined in the Systems Design Engineering October 16, 2025 review letter, which is incorporated by reference. Hearing no questions on the motion, all voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to grant to the GLC Lehigh Valley West Final Subdivision and Land Development Plan waivers to Section 517.2, 517.3, and 511.3 as outlined in the Systems Design Engineering October 16, 2025 review letter, which is incorporated by reference. Hearing no questions on the motion, all voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to grant conditional approval to the Lehigh Valley West Final Subdivision and Land Development Plan conditioned upon satisfaction of all comments in the October 16, 2025 Systems Design Engineering, Inc. review letter, which is incorporated by reference, including but not limited to execution of an improvements agreement and storm water agreement, execution of a Highway Improvements Agreement and execution of an easement agreement with the township for emergency access, payment of the recreation fee and third party approvals. Hearing no questions on the motion, all voted in favor. Motion carried.

Folino Inn and Spa Land Development

A motion was made by Mr. Diehl, seconded by Mr. Berger, to accept the time extension for the Folino Inn and Spa Land Development Plan until December 14, 2026. Hearing no questions on the motion, all voted in favor. Motion carried.

OLD BUSINESS:

Gensinger Road/Deer Run Road Intersection

A motion was made by Mr. Diehl, seconded by Mr. Berger, to proceed with installing a stop sign in accordance with the recommendations in the Kraft Engineering traffic study for Gensinger Road and Deer Run Road. Hearing no questions on the motion, all voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to ratify approval of hiring Kraft Engineering to perform a traffic study at Gensinger Road and Deer Run Road for \$1,600. Hearing no questions on the motion, all voted in favor. Motion carried.

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NEW BUSINESS:

2026 Budget Workshop

A motion was made by Mr. Diehl, seconded by Mr. Berger, authorizing the administrator to advertise a Budget Workshop on Monday, November 17, 2025 at 7 am. Hearing no questions on the motion, all voted in favor. Motion carried.

REPORTS:

Administrator – Mrs. Hollenbach reported that the paving contract was closed. Prices received for salt will be firm this year but could be adjusted for tariffs next season if the contracts are extended. The township responded to a Right to Know request from Penn DOT.

Road Master - Mr. Berger explained that half the lightbulbs are out in the old garage and new shop. The eight-foot bulbs are hard to find and to switch to LED lights, new fixtures are needed. Carl Dunn asked if this wasn't a safety issue. Marc Sable suggested the Board approve a not to exceed price.

A motion was made by Mr. Diehl, seconded by Mr. Berger, authorizing the replacement of the lights in the garage per the quote received from Mike Dianna Electric at a cost of \$7,085. Hearing no questions on the motion, all voted in favor. Motion carried.

Engineering and Zoning Reports – Written reports were submitted. Mr. Bingham stated that it was a quiet month and he spent time on the warehouse reviews. He is currently working on reviewing the plan submitted to Penn DOT for the HOP.

Solicitor – Mr. Macfarlane had nothing further to report but commented that the Penn 78 West project had been under review off and on for 8 ½ years and the GLC Lehigh Valley West project continuously for 2 years. The township had an obligation to approve the plan even though third-party approvals were not received. Linda Wood commented that the township needs to pursue the recreation fees. The warehouse traffic will impact the township, and she learned how little influence we have over Penn DOT. Mr. Macfarlane added that the project is planned according to the Penn DOT traffic manual for the worst-case scenario. He does not expect 1,000 trucks a day which equates to 38 trucks an hour. Act 31 of 2018 allows municipalities to restrict trucks on local roads without a study. SR 737 would qualify under the act except that it is a state road. Marc Sable commented that if a noise study is done and improvements are outside the right of way, the township can provide input. Dodie Sable asked what improvements would be made to Rhoads Road. She is having trouble pulling out of that intersection with her trailer due to the construction detours for SR143.

FINANCIAL MATTERS:

A motion was made by Mr. Berger, seconded by Mr. Diehl, 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 8:22 p.m.

Respectfully Submitted,

Diane Hollenbach, Administrator/Secretary/Treasurer