

Greenwich Township Board of Supervisors
Monday, October 6, 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, and Carl Dunn

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 September 2, 2025 regular meeting. Hearing no questions on the motion, All voted in favor. Motion carried.

PERSONAL APPEARANCES and PUBLIC COMMENT:

Keith Mooney, representing UMH Properties, spoke to the Board about development of a 65.8 acre parcel zoned Rural. His client would be working with Ryan Homes to build single family homes that are 1600-2100 square feet. He felt there would be about 100 homes and thirty to forty percent of the land would be kept in green space. Mr. Mooney stated this would help address the County's housing shortage. Mr. Mooney asked the Board to consider an overlay district to allow more dense development in a cluster subdivision and asked to be allowed to work with the solicitor and engineer to create this overlay district.

Mr. Macfarlane was concerned about the overarching impact to the rest of the Rural District. Linda Wood commented that the previous UMH curative amendment cost a lot of money, and the court upheld our zoning. She saw no reason the Board should make the suggested changes. Mr. Berger stated that the Board had been through this before. Housing is permitted and he doesn't see the need to change the density. The trailer park is high density, and the Rural Zoning was put between the High-Density Zoning and Agricultural Zoning as a buffer zone for the smells, dust and dirt that goes along with farming. Mr. Diehl asked about the sewage system and Mr. Mooney stated the system would need to be expanded. The Board took no action on the request.

PLANS TO REVIEW:

Penn 78 West LDP

A motion was made by Mr. Berger, seconded by Mr. Diehl, to accept the developer's offer of a time extension to the plan review period for the Penn 78 West Land Development Plan until November 7, 2025. Hearing no questions on the motion, all those present voted in favor. Motion carried.

OLD BUSINESS:

Gensinger Road/Deer Run Road Intersection

Two traffic study proposals were received for the review of an additional stop sign at Gensinger Road and Deer Run Road. The board asked the engineer and solicitor to reach out to LTAP to determine if the stop sign could be installed using an engineer's determination instead of a full study.

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Mr. MacFarlane reported that LTAP believes a traffic study by an engineer is needed to justify the stop sign. They also believe the intersection will warrant the stop sign because of the obstructed view. Linda Wood asked if the Township could ask the farmers to cut back the crops in the line of site. Dodie Sable commented that there are many intersections like this one. What happens if you do nothing and someone has an accident? Mr. Sable stated that the Board can't just shrug this off. There is no local law enforcement to police stop signs. He asked the Board to do the study.

The Board had reservations that installing this stop sign would generate many more requests for the same but asked Mr. MacFarlane to bring back pricing for the suggested study.

SR 737 Study – Penn DOT communicated that the Township should ask for the SR 737 Study to be included in the Reading Area Transportation Study TIP.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to authorize the Administrator to send a request to the Reading Area Transportation Study to include a study of SR 737 on the TIP (Transportation Improvement Plan). Hearing no questions on the motion, all those present voted in favor. Motion carried.

NEW BUSINESS:

Pension Minimum Municipal Obligation

A motion was made by Mr. Diehl, seconded by Mr. Berger, to adopt Resolution 2025-16, adopting the 2026 Pension MMO. Hearing no questions on the motion, all voted in favor. Motion carried.

REPORTS:

Administrator – Mrs. Hollenbach reported that the Township has been named in litigation again for an accident that happened on I78.

Road Master - None

Engineering and Zoning Reports – Written reports were submitted.

Solicitor – Mr. Macfarlane had nothing further to report.

FINANCIAL MATTERS:

CD rates are being researched, and the Board may discuss putting additional funds into CDs during the budget process.

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 8:08 p.m.

Respectfully Submitted,

Diane Hollenbach

Administrator/Secretary/Treasurer