

GREENWICH TOWNSHIP BOARD OF SUPERVISORS MEETING Monday, April 3, 2017

MINUTES

CALL TO ORDER & PLEDGE OF ALLEGIANCE: Chairman Victor Berger called the meeting to order at 7:30PM. Members present: Harry Hoppes and Alice Flyte. Professionals present: Solicitor, Dan Becker; Solicitor Alex Elliker; Engineer/Zoning Officer, Chris Noll; Sewage Enforcement Officer Allen Madeira; Roadmaster, Bobby Follweiler and Secretary/Treasurer, Tara Jones. Shannon Daily from State Representative Jerry Knowles Office was present.

ANNOUNCEMENTS:

1. Chairman Victor Berger informed the audience to state their name and address if addressing the Board.
2. Chairman Victor Berger informed the audience that the Planning Commission Meeting scheduled for April 17, 2017 is cancelled due to the Township has not received any new plan submissions prior to the monthly deadline.

APPROVAL OF THE MINUTES:

1. Motion was made by HH and seconded by AF to approve the Minutes of the March 6, 2017 Board of Supervisors Meeting. Motion passed (3-0).

HEARING OF THE VISITORS:

1. Eric Diehl, Fire Chief of Kutztown Fire Company, presented the 2016 Annual Report to the Board.
2. Larry Shrawder of Kerschner Road mentioned to the Board that he will report back to the Board at next month's Board of Supervisors Meeting.
3. Lou Lorenzetti of 3 Pheasant Drive informed the Board of the wreckless burning that has taken place at the neighboring Pasquale farm across from Highland Estates. Chairman Victor Berger asked Zoning Officer Chris Noll to look into the complaint. Chairman Victor Berger also asked Mr. Lorenzetti to attend next month's Board of Supervisor's Meeting for more information.
4. Fed German of 1273 Krumsville Road discussed traffic concerns, viewing the Plans on the website and wanted to know the difference between a warehouse and a distribution center. Solicitor Becker will report back at next month's Board of Supervisor's Meeting regarding the difference. Solicitor Becker also gave a brief overview of plan submission.
5. Dodie Sable of 593 Old Route 22 informed the Board of numerous complaints from residents which she provided to the Board regarding the proposed warehouse project. Mrs. Sable also mentioned she was acting as a spokesperson for some of the residents of Greenwich Township. Mrs. Sable informed the Board she also had a Right-to-Know request for the Minutes of the three meetings with PennDOT and the Developer. Solicitor Becker informed the audience that the meetings were informal with no quorum other than one meeting which Minutes were taken. These Minutes, dated February 8, 2017, were handed out to Mrs. Sable and the audience at the April 3, 2017 Board of Supervisor's Meeting. Chairman Victor Berger gave a brief overview of the other two meetings with PennDOT and the Developer. Chairman Berger informed the audience that the concerns/issues that the Township has regarding the proposed warehouse project were stated at the February 8, 2017 meeting with PennDOT and the Developer. Mrs. Sable also asked the Board to take into consideration the spirit of the community.
6. Denice Ruth of 1428 Long Lane Road informed the Board that the queuing of trucks is a problem at Upper Macungie Township.

Chairman Victor Berger informed the audience that a public meeting with PennDOT will take place at the Township Municipal Building on April 12, 2017 at 1:00pm.

7. Ken Querio of 93 Rhoades Road asked what rights do the Township or Board have to not make Rhoades Road a one way road. Chairman Berger replied that the Township will not make Rhoades Road a one way.
8. Karen Hinkle of 44 Rhoades Road asked if the State could make Rhoades Road a state road. Solicitor Becker replied that it is unlikely the State will make Rhoades Road a state road. Ms. Hinkle also asked if anybody will lose their property. Solicitor Becker replied that the Township does not know the answer to that question, the process is not that far along; however, the Township cannot take private property for a Developer/development.
9. Dana Scherer of 849 Long Lane Road expressed concerns regarding tractor trailer traffic on Long Lane Road and whether any restrictions can be enforced to prohibit the tractor trailer trucks from using Long Lane Road.
10. Joe Ruth of 1428 Long Lane Road mentioned that the state police will not sit at the intersection of Old Route 22 and 737 and monitor the traffic.
11. Rebecca Helverson of 1422 Long Lane Road asked the number of bays the proposed warehouse will have and if the ground breaking will happen this summer. Jim Vozar, Crossroads X representative, replied that the proposed warehouse has a capacity of 109 bays; however, forty are drawn on the Plans. Mr. Vozar also replied that the anticipated ground breaking date is this summer for the proposed warehouse project.
12. Kay Brendlinger of 81 Oswald Road asked if there was only one entrance/exit for the proposed warehouse. Chairman Berger replied yes that there is only one entrance/exit. Ms. Brendlinger also asked the definition of site distance. Solicitor Becker replied that site distance is all formulaic and that it is an important issue that will be looked at. Ms. Brendlinger asked if only one exit/entrance is required. Zoning Officer/Engineer Chris Noll replied that PennDOT will want to see only one access point.
13. Andrew Dietrich of 660 Old Route 22 asked whether the Planning Commission responses can be viewed by the public. Solicitor Becker replied that anybody can view the Minutes and Zoning/Officer/Engineer Chris Noll writes a review letter. Mr. Dietrich also had concerns with the water tanks and the process for increasing the number of bays if the Developer chooses. Solicitor Becker replied that the water tanks/wells will be reviewed and the Developer will have to go back through the process again if the number of bays increases. Zoning Officer/Engineer Chris Noll gave a brief overview of the test well process. Mr. Dietrich also asked whether a Highway Occupancy Permit (HOP) was submitted. Zoning Officer/Engineer Chris Noll replied that yes a HOP was submitted and to contact the permitting department at PennDOT for further information regarding the HOP.

Chairman Victor Berger informed the audience that the Kempton Fire Company will be reviewing the Plans for the proposed warehouse project and the Board of Supervisors will address the issues.

14. Ron Boganski of 237 Rhoades Road mentioned that the community is changing and had concerns with the traffic on 737 and the amount of water that will be drawn from the proposed warehouse. Mr. Boganski also mentioned that Jerry Knowles needs to get PennDOT to hold public meetings at a later time for the residents.
15. Marlin Dietrich of 660 Old Route 22 mentioned that PennDOT does meet during the evening.

Chairman Berger informed the audience that it took the Board two and a half years to create the zoning plan.

16. Sandy Kieffer of Shoemakersville, with Hamburg EMS asked for a reason why the Developer chose Greenwich Township as a site for the proposed warehouse project. Jim Vozar, Crossroads X representative, replied due to the zoning.
17. Karen Dissinger of 9932 Stagecoach Road is concerned with how the allowance of one single corporation can impact/affect thousands of people.

Chairman Victor Berger asked the audience if there was any additional public comment. No response was received by the public. No action was taken by the Board of Supervisors.

Chairman Berger asked the panel if there was anything more they would like to add regarding the proposed warehouse project. Zoning Officer/Engineer Chris Noll replied that the Developer will have to meet all of the requirements. Sewage Enforcement Officer Allen Madeira mentioned that the Township Building well and Supervisor Harry Hoppes's well were chosen to be tested for nitrate levels since elevated nitrate levels were reported

within one quarter mile of the proposed warehouse site. Mr. Madeira reported that Mr. Hoppes's well came back within safe limits; however, the Township Building's well had elevated nitrates. Harry Hoppes thanked Chairman Berger for all the outside work he did for this meeting and mentioned to the public that if anyone wants to run for Township Supervisor to make sure they are prepared. Solicitor Dan Becker thanked everyone for attending the Board of Supervisors Meeting.

PLANS TO REVIEW:

1. Krick Subdivision –
 - a. The Township is waiting on the revised Plans which will include the final language. Chris Noll, Township Zoning Officer/Engineer informed the Board that the Final Plans will be ready for signatures at the May 1, 2017 Board of Supervisors Meeting
2. Monthly Subdivision and Land Development Status Report – The Board reviewed the report.

OLD BUSINESS:

1. None

NEW BUSINESS:

1. Rory McGlasson – JV-170 PennDOT Rapid Bridge Replacement Project
 - a. Mr. McGlasson informed the Board that the Crystal Cave Bridge is structurally deficient and the entire bridge will be replaced. Mr. McGlasson also informed the Board that the bridge will be closed but a detour will be provided. Mr. McGlasson informed the Board that the Crystal Cave Bridge replacement project is scheduled to begin early to mid - August of 2017 and will take one hundred and five days to complete. Mr. McGlasson mentioned that the information regarding the bridge replacement can be found on their website at www.rapidbridges.com.
2. Kutztown, Hamburg, Cetronia and Northeastern Berks Representatives – Greenwich Township Ambulance Coverage
 - a. Matt Brett of 66 Circle Road expressed concerns to the Board that the closest ambulance service should arrive to the call and the public's safety needs to be first and foremost. Mr. Brett also mentioned to the Board that the Township should find a third party entity to conduct a time study.
 - b. Rod Freeman of Kutztown Ambulance Service presented to the Board information from the Ambulance Association of Pennsylvania regarding testimony for public hearing for the House and Senate Veterans Affairs and Emergency Preparedness Committee dated March 9, 2016. Mr. Freeman mentioned to the Board that their needs to be support for community services doing the job instead of changing the primary responders.
 - c. Bill Lillington of Hamburg Ambulance Service. Discussion with the Board regarding ambulance service.
 - d. Larry Wirsch of Cetronia Ambulance Service expressed concerns to the Board regarding that the EMS is in trouble, fragmented and underfunded. Mr. Wirsch mentioned that fragmentation does not work, there has to be a system in place with facts and data and the system should not be based on politics. Mr. Wirsch also mentioned to the Board that a time study would make sense based on quality and response. Mr. Wirsch mentioned that ambulance services will always need mutual aid, ambulance services do get depleted and ambulance vehicles do need to get moved around.
 - e. Doug Demcheck of Northeastern Berks Ambulance Service mentioned to the Board that the Township is fortunate to have four ambulances servicing Greenwich Township. He also mentioned that the end result needs to be how the community benefits and a team approach.

Supervisor Harry Hoppes replied that the four ambulance services should come up with a plan and report back to the Board. Chairman Victor Berger replied that the four ambulance services should get together and figure out what best works for everyone involved. Solicitor Dan Becker replied that the four ambulance services should try and come together for the best interest of the community before involving a third party entity to conduct a time study. Solicitor Becker advised that the four ambulance services attend next month's Board of Supervisors Meeting with a plan.

3. Open Road Materials Bids
 - a. Motion was made HH and seconded by AF to reject the aggregate bid and rebid/advertise the aggregate bid in the Reading Eagle on April 13, 2017 and April 20, 2017 to be received by the Township until 11:00am on May 1, 2017 and opened at 7:45pm on May 1, 2017. Motion passed (3-0).
 - b. Motion was made by VB and seconded by AF to conditionally award the seal coat bid to Martin Paving with a unit price of \$1.125 and a total of \$93,211.87. Motion passed (3-0).

- c. Motion was made by AF and seconded by HH to accept the seal coat bids for consideration for review. Motion passed (3-0).
- d. Motion was made by HH and seconded by AF to accept the aggregate bid for consideration for review. Motion passed (3-0).
- 4. Zoning Hearing Board (ZHB) Releases – Dietrich’s Meats and Rodney Barrell
 - a. Motion was made by AF and seconded by HH to release the ZHB escrow funds for Dietrich’s Meats. Motion passed (3-0).
 - b. Motion was made by HH and seconded by AF to release the ZHB escrow funds for Rodney Barrell. Motion passed (3-0).

Motion was made by VB and seconded by AF to advertise to hold a public meeting with PennDOT at the Greenwich Township Municipal Building on April 12, 2017 at 1:00 pm. Motion passed (3-0).

REPORTS:

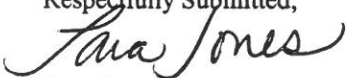
- 1. EMC – Cheri Keim
 - a. Cheri Keim had nothing to report.
- 2. Roadmaster - Bobby Follweiler
 - a. Bobby Follweiler mentioned to the Board that \$20,000.00 was spent this year on salt and anti-skid. He also mentioned that the road crew is finishing up sweeping intersections and roads, patching pot holes is next along with grading ground roads and replacing pipes.
 - b. Motion was made by HH and seconded by AF to approve the repair of the 1998 truck by Floyd Dissinger for the amount not to exceed \$8,000.00. Motion passed (3-0).
- 3. Zoning Officer/Engineer – Chris Noll
 - a. Chris Noll presented his Zoning Report to the Board.
 - b. Motion was made by VB and seconded by AF to adopt Keystone Consulting Engineers new fee schedule. Motion passed (3-0).
 - c. Chris Noll presented his Engineering Report to the Board.
 - d. Motion was made by HH and seconded by AF to accept Chris Noll’s monthly Zoning Officer and Engineer Report. Motion passed (3-0).
- 4. LTL Consultants Monthly UCC Building Permit Report
 - a. The Board reviewed the report.
 - b. Motion was made by AF and seconded by HH to accept LTL Consultants Monthly UCC Building Report. Motion passed (3-0).
- 5. Technicon Enterprises, Inc. II Monthly Building/Zoning Report
 - a. The Board reviewed the report.
 - b. Motion was made by HH and seconded by AF to accept Technicon’s report. Motion passed (3-0).
- 6. Solicitor – Dan Becker
 - a. Motion was made by VB and seconded by HH to allow Solicitor Dan Becker to forward the proposed zoning ordinance amendment to the Greenwich Township and Berks County Planning Commission for review and comment, and to advertise for a public hearing and adoption of the amendment of the zoning ordinance as the advertising time requirements permit. Copies of the proposed zoning ordinance amendment are available at the Township Office for review. Motion passed (3-0).

FINANCIAL MATTERS:

- 1. Motion was made by HH and seconded by AF to approve the bills as presented. Motion passed (3-0).
- 2. Motion was made by HH and seconded by AF to approve the Treasurer’s Report as presented. Motion passed (3-0).

ADJOURNMENT: Motion was made by HH and seconded by AF to adjourn the meeting at 10:52 p.m. Motion passed (3-0).

Respectfully Submitted,



Tara Jones
Secretary/Treasurer
Greenwich Township

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