Greenwich Township Board of Supervisors
Regular Meeting
Monday, October 5, 2026 at 7:30 p.m.

Attending: Supervisors: Dean Spohn, Victor Berger, Carl Dunn, Professional Staff: John Poff– Systems Design Engineering, Inc., Colin Macfarlane-Kozloff Stoudt P.C., and Cindy Conrad-Administrator

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.

Mr. Spohn announced that the Board of Supervisors held an executive session beginning at 7:00 pm prior to this meeting to discuss run cards with the Emergency Services personnel. Mr. Spohn asked for a motion to amend the agenda to discuss the fire company run cards under new business. On a motion by Mr. Dunn, seconded by Mr. Berger, the discussion of the fire company run cards is approved to add to new business on the Township Meeting Agenda. There was no public comment. All voted in favor. Motion carried.

APPROVAL OF THE MINUTES:
A motion was made by Mr. Berger, seconded by Mr. Dunn, to approve the minutes of the September 8, 2026 regular meeting. Hearing no questions on the motion. All voted in favor. Motion carried.

PERSONAL APPEARANCES and PUBLIC COMMENT:
A representative of the Kutztown Community Library was present to speak with the Board of Supervisors. The Board was invited to attend an Open House at the Library on October 31st. They were also thanked for their support of the library in the past and asked if they will continue to support them. Due to the fact that they lost the ability to provide passports to patrons, they lost considerable income. The representative also asked if they would consider additional support and anyone with ideas of programs that would be beneficial to the community to let them know.

The Board of Supervisors moved to the newly added agenda item under New Business. The Board discussed the need for an update of the emergency services run cards after their discussion with Matt Brett, Emergency Management Coordinator. On a motion by Mr. Dunn, seconded by Mr. Berger, authorizing Mr. Brett to proceed with updating the run cards. There was no public comment. Motion carried. Solicitor Macfarlane mentioned that a Resolution will be ready for the Board to adopt at their next meeting.

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

GLC Lehigh Valley West– The Township Solicitor prepared a Resolution to accept the Deed of Dedication for the portion of land being provided to the Township and the review of the declarations and notices for 591 and 593 Old Route 22. Resolution 2026-15 is to convey a small portion of land along the Township Driveway. On a motion by Mr. Berger, seconded by Mr. Dunn, Resolution 2026-15 is approved as presented. There was no public comment. All in favor. Motion carried.

The Township received the Declaration of Restrictive Covenants for 591 Old Rte 22 and 593 Old Rte 22 for the Township to execute. Solicitor Macfarlane explained the documents to the Board of Supervisors

and mentioned that they were discussed at previous meetings. This does include a traffic count after construction of the warehouses. Once the warehouses are 75% occupied, the developer agrees to conduct a traffic study and if the results are greater than the count submitted during the review of the plan, the development agrees to make the necessary improvements required by PennDOT and the Township. On a motion by Mr. Berger, seconded by Mr. Dunn, the Declaration of Restrictive Covenants are reauthorized for execution. There was no public comment. All in favor. Motion carried.

The developer presented a plan to the Board of Supervisors and asked the Board if they would consider a permanent easement for the purpose of emptying holding tanks from their property. The developer is willing to provide a cash escrow and compensation for the easement if the Township would be in favor. The Board of Supervisors discussed this at length. The Board had concerns about winter weather access and the safety aspect of having a person walk down the slope to the tanks, in order to empty the tanks. The Board of Supervisors decided that they will not allow use of the emergency easement on the Township property to empty the holding tanks.

Greenwich Commons Lot 3 – The Township received a letter from the Planning Commission for their review. The Planning Commission requested the Board discuss the dedication of the proposed road, curbing and sidewalk in the proposed subdivision. The Developer and the Board discussed the curbing and sidewalks for the proposed development. After a lengthy discussion, the Board agreed that they would like sidewalks and curbing in the development as well as along Rhoades Road and Long Lane Road. The Board also discussed the dedication of the proposed road within the development. After discussion, the Board mentioned that they were not in favor of dedication of the roadway. The stormwater improvements and roadway maintenance in the future would be the responsibility of the Home Owners' Association.

Gensinger Road Storm Water Plan – The Township received the executed stormwater agreement from the property owner and the agreement is ready for the Board to execute. On a motion by Mr. Berger, seconded by Mr. Dunn, the Board authorizes the execution of the Stormwater Maintenance Agreement for the Gensinger Road Storm Water plan. There was no public comment. All in favor. Motion carried.

Heiter Subdivision Plan – The Board of Supervisors are waiting on the execution of the Deed of Dedication for the Heiter Subdivision Plan. The document was sent to the property owner for his signature. Once it is signed, it will be provided to the Township for their signature. On a motion by Mr. Berger, seconded by Mr. Dunn, the Deed of Dedication is approved and will be executed once it is received in the Township office. There was no public comment. All in favor. Motion carried.

OLD BUSINESS:

Winter Snow Plow Agreement with Windsor Township – the Township received Resolution 2026-16 prepared by the Township Solicitor for the Intergovernmental Agreement. On a motion by Mr. Berger, seconded by Mr. Dunn, Resolution 2026-16 for the Intergovernmental Agreement for Snow Plowing between Windsor Township and Greenwich Township is approved as presented. There was no public comment. All in favor. Motion carried.

NEW BUSINESS:

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Zoning Hearing Application – 1119 Long Lane Road – The Township received an application for a Zoning Hearing from the owners of 1119 Long Lane Road. The hearing is scheduled to be held on October 29th, at 7:00 pm at the Township Building. The Board of Supervisors offered no comment on the application.

Stormwater Maintenance Agreement for 150 Wert Road - The Township received the executed stormwater maintenance agreement for the property owners of 150 Wert Road. The stormwater design was reviewed by the Township Engineer and the agreement is ready for execution by the Board of Supervisors. On a motion by Mr. Dunn, seconded by Mr. Berger, the Board authorizes execution of the Stormwater Maintenance Agreement for 150 Wert Road. There was no public comment. All in favor. Motion carried.

REPORTS:

Administrator – A written report was provided. Ms. Conrad advised the Board of Supervisors that there will be a meeting with the state regarding the SHIP Grant the Township received. Ms. Conrad also advised the Board that an email was received regarding the Metal Truss Bridge, known as Zettlemoyer's Bridge. There will be a virtual meeting and Ms. Conrad would like to know if the Township Supervisors would like the Township Engineer to attend. The Board recommended the Township Engineer attend this meeting virtually, as well as, the Roadmaster and Supervisor Carl Dunn. Ms. Conrad will notify McCormick Taylor with the emails for the Township Engineer, Roadmaster, and Supervisor.

Road Master - Nothing was presented at this time.

Engineering and Zoning Reports – The Township received the monthly reports from LTL Consultants with the activity for the month of September.

Township Engineer, Mr. Poff, presented the Board with a final review of the Penn West 78 Warehouse Plan. The plan has conditional approval, but the developer did not post the financial security and necessary agreements for the Board to finalize the plan.

Solicitor – Proposed Draft Data Center Ordinance – Township Solicitor discussed the draft Data Center Ordinance with the Board. The Board would like to schedule a hearing for the draft of the Data Center Ordinance. The comments from the Township Planning Commission and Mr. Dunn will be incorporated into the draft. The Board would like to move forward and schedule the public hearing. Solicitor Macfarlane will have the draft advertised for a public hearing at the next Board of Supervisors meeting to be held on November 2, 2026.

FINANCIAL MATTERS:

A motion was made by Mr. Dunn, seconded by Mr. Berger, to approve the bills and accept the Treasurer's Report as presented. All voted in favor. Motion carried.

Ms. Conrad prepared a resolution for establishing the payment for the Township Minimum Obligation for 2027. Resolution 2026-14 is prepared for the Board of Supervisors approval. On a motion by Mr. Berger, seconded by Mr. Dunn, Resolution 2026-14 establishing the 2027 Township Minimum Obligation is approved. There was no public comment. All voted in favor. Motion carried.

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The Township received an email from the State Auditor General's office that the Township's Non-Uniform Pension Plan has a 0 distress score.

Having no further business, Mr. Spohn adjourned the regular meeting at 9:30 p.m.

Respectfully Submitted,

Cindy Conrad
Administrator/Secretary/Treasurer