

Township of Greenwich
Board of Supervisors Meeting
Monday, November 6, 2023, 7:30 p.m.

Attending: Supervisors: Dean Spohn, Victor Berger, Steven Diehl, Professional Staff: Colin Macfarlane-Kozloff Stoudt P.C., Ryan Wessner – LTL Consultants and Diane Hollenbach-Administrator

Guests: Marc Sable, Dodie Sable, Kay Brendlinger, Andrew Dietrich, Brian Kobularcik, Linda Wood, Eloise Tucker

Mr. Spohn called the Greenwich Township regular meeting to order in the Greenwich Township Municipal Building at 7:30 p.m.

ANNOUNCEMENTS: Mr. Spohn asked the public to please state your name and address when 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. Berger, seconded by Mr. Diehl, to approve the minutes of the October 2, 2023 regular meeting. All voted in favor. Motion carried.

PERSONAL APPEARANCES & PUBLIC COMMENT: None

PLANS TO REVIEW:

Leid Poultry Time Extension.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to accept the developer's offer of a time extension to the review period for the Leid Poultry Preliminary Land Development Plan until February 3, 2023. All voted in favor. Motion carried.

Improvements Agreements and Letter of Credit Releases

Folino Estates Improvements Agreement and Storm Water Agreement - Tabled.

Harmike Investments LLC Improvements Agreement and Storm Water Agreement - Tabled.

A motion was made by Mr. Diehl, seconded by Mr. Berger to reaffirm, confirm, and grant conditional final plan approval to the Krumsville Convenience Store Land Development Plan based upon the same conditions presented in the November 2019 LTL Consultants review letter and outlined in the most recent LTL letter dated August 4, 2023, which is incorporated by reference. All voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, based upon the recommendation of LTL Consultants LTD, to release the letter of credit and the cash escrow after payment of the final LTL invoices for the Barn at Walnut Grove Land Development Plan. All voted in favor. Motion carried.

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Special Exception – A special exception hearing will be held Monday, November 13th at 7 p.m. on an application to allow two warehouses to be built in the Industrial Zoning District and grant an extension to thirty-six months for building permits to be obtained. Mr. Macfarlane explained that the township engineer reviewed the submittal for compliance with the Township Zoning Ordinance. There are a few zoning issues to address during plan review. Mr. Berger commented that the plan must follow the ordinances.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to authorize the solicitor to prepare a letter to the Zoning Hearing Board requesting that to the extent zoning relief is granted to the Lehigh Valley West Plan, a condition be imposed stating should the township determine during preliminary plan review that any further zoning relief is needed, the developer must obtain that relief. All voted in favor. Motion carried.

OLD BUSINESS:

2024 Budget - The Board agreed to hold the annual budget meeting on Tuesday, November 14th at 8 a.m.

NEW BUSINESS:

Pension Request for Proposals – The township pension administrator notified the township that they will no longer be providing actuarial services. The township is required to advertise for proposals.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize advertising to accept proposals for pension custodial, investment, administration, and actuarial services. All voted in favor. Motion carried.

H & K Concrete Plant Permit Extension -H & K has asked to extend their permit to operate the concrete plant on Rausch Road for another four years. They will be performing the work on the I-78 Lenhartsville Bridge. Mr. Berger was concerned about the condition of Rausch Road. Mr. Macfarlane stated that the agreement the township entered into requires H & K to maintain the road and restore it to the condition it was in prior to March of 2020.

A motion was made by Mr. Berger, seconded by Mr. Diehl, conditional upon H & K making the request in writing, to authorize the extension of the H & K zoning permit for operation of a concrete plant on Rausch Road for four additional years. All voted in favor. Motion carried.

Traffic Signal Route 737 and Route 22 – Penn Dot asked the township to adopt a resolution to take over the temporary use traffic signal installed at the intersection of Route 737 and Old Route 22. The Board was not interested in taking over a traffic signal that didn't operate all the time. There are problems with a temporary use signal at that location such as: no stop bars to keep vehicles back, the line of sight is poor, and the signal at Route 143 has not been installed.

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A motion was made by Mr. Diehl, seconded by Mr. Berger, to reject Penn Dot's offer for the maintenance of the traffic signal at Route 737 and Old Route 22. All voted in favor. Motion carried.

REPORTS:

Administrator - Mrs. Hollenbach reported that she had answered a question on Facebook about supervisor pay which is \$1875 a year and not \$1895 a month. Also, Sittler Valley Road opened after completion of the culvert project. Agreements were sent to the developers of the Krumsville Convenience Store and the Folino East Side project to complete prior to their plans being recorded.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize the solicitor to prepare an intergovernmental agreement with Maidencreek Township to share administrative services. All voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to adopt Resolution 2023-15 approving rates of pay. All voted in favor. Motion carried.

Road Master

A motion was made by Mr. Diehl, seconded by Mr. Berger, to approve the Asphalt Maintenance Solutions quote to perform crack sealing on township roads at a cost of \$12,190. All voted in favor. Motion carried.

Engineering and Zoning Reports – Mr. Wessner reported that he had inspected the lights at Pottles. He gave them a second warning to keep the lights directed down. The next time Mr. Wessner will issue a citation.

Solicitor - Nothing additional to report.

FINANCIAL MATTERS:

A motion was made by Mr. Diehl, seconded by Mr. Berger, to authorize the transfer of \$143,972.43 from the ARPA Account to the General Fund Checking for the Sittler Valley Road Project and office improvements. All voted in favor. Motion carried.

A motion was made by Mr. Berger, seconded by Mr. Diehl, to authorize the payment of application #1 in the amount of \$192,750.83 to J. Phillips Excavating for the Sittler Valley Road Project. All voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to refund the balance in the driveway escrow accounts (\$2,823.63) to Melvin Nolt for 359 Gun Club Road. All voted in favor. Motion carried.

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A motion was made by Mr. Berger, seconded by Mr. Diehl, to refund the balance in the storm water escrow account (\$197.86) to Michael and Karen Heiter for 189 Yarnall Road. All voted in favor. Motion carried.

A motion was made by Mr. Diehl, seconded by Mr. Berger, to refund the balance in the Leid Poultry Dirt and Gravel Road Grant Escrow (\$3,924.00) to Matthew Leid. 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.

Hearing no further business, Dean Spohn adjourned the November 6, 2023 Board of Supervisors meeting at 8:06 p.m.

Respectfully submitted,

Diane Hollenbach
Administrator/Secretary/Treasurer