

**The Township of Greenwich
Board of Supervisors Meeting
Monday, November 7, 2022**

Minutes

CALL TO ORDER AND PLEDGE OF ALLEGIANCE: Chairman Dean Spohn called the meeting to order at 7:30 p.m. Members present: Victor Berger and Alice Flyte. Professionals present: Solicitor, Dan Becker; Twp. Administrator, Jane Werley; Zoning Officer, Ryan Wessner; Road Master, Bobby Follweiler.

ANNOUNCEMENTS:

1. Executive Session Held Monday, November 7, 2022 6:30 p.m. to 7:15 p.m. to discuss litigation.
2. Executive Session Held Monday, October 3, 2022 8:00 p.m. to 8:30 p.m. to discuss litigation.
3. Executive Session held Monday, October 24, 2022 7:00 p.m. to 9:35 p.m. to discuss personnel matters.
4. 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.
5. Right to Know Requests
 - a. Fred Germann – 9/26/22 and 9/29/22 – Provide PDF for Leid Poultry Farm either by email or enable download from township website. Denied with copies of cases explicitly supporting the Township's lawful position. Solicitor \$313.50.
 - b. Fred German – 10/5/22 – Provide PDF for Leid Poultry Farm and the RV Storage Facility by email or enable download from township website. Denied with copies of cases explicitly supporting the Township's lawful decision. Solicitor Fee \$410.00
 - c. Kay Brendlinger – 9/21/22 – Copies of all General Ledgers and year end bank reconciliations, all accounts, year 2021. Granted
 - d. Jane Rumsey – All LTL Review Letters on Infinity II LDP and all Infinity response letters. All emails between the township engineer and developer. Granted Solicitor Fee \$444.15

APPROVAL OF THE MINUTES:

1. Motion made by AF to approve the Minutes of the October 3, 2022 Board of Supervisors Meeting. Seconded by VB. Motion carried 3-0.

HEARING OF THE VISITORS:

1. Fred Germann, 1273 Krumsville Rd. – Comment on developers plans being available on the Township website. Comment that warehouses should be required to have a percentage of products in their warehouses that are made in the USA.
2. Marc Sable, 593 Old Rt. 22 – Asked for more information on the discussions at executive sessions listed above.

PLANS TO REVIEW:

1. Subdivision of Land Development Plan Status Report – Board reviewed report
2. Leid Poultry Barns – Matthew Leid – Cameron Renahan, TeamAG – Claudia Schenck, attorney
 - a. Motion made by AF to accept a 60 day extension of time for the Leid Poultry LDP moving the PC deadline to December 19, 2022 and the BOS deadline to January 3, 2023. Seconded by VB. Motion carried 3-0.
 - b. Discussion on Road Improvement plan recommended for approval by the PC. After discussion the board did not approve the road improvements and determined that Berger Road needs to be widened to 20 feet.

c. Waiver Requests were tabled for a later date. Planning Commission made a motion, September 19, 2022, recommending Board approval on the following waivers. (5-0).

- * 402.1.F – Provide Total Tract Boundaries and show all bearings and distances
- * 602.3 – Curbing
- * 602.4 – Sidewalks
- * 602.9.A – Monuments on property boundaries

3. Folino Estate East Side Phase I – Marco Folino – Rob Hain, Berks Surveying

a. Waiver Request – Motion made by VB to approve the five (5) waivers listed, 602.3, 602.4, 602.9, 603.1, 603.2. Seconded by AF. Motion carried 3-0.

- *602.3 Curbing
- *602.4 Sidewalks
- *602.9 Monuments
- *603.1 Street Lights
- *603.2 Street Tree

OLD BUSINESS:

1. Crossroads X Warehouse - Commonwealth Court Decision. Solicitor Becker explained the court's decision in favor of the developer. Motion made by AF to accept the court's decision and move forward with the project as required by the court order. Seconded by VB. Motion carried 3-0.

NEW BUSINESS:

1. Motion made by AF to adopt Resolution No. 2022-18 to appoint an outside auditor to perform the Annual Audit and Financial Report for year ending December 31, 2022. Seconded by VB. Motion carried 3-0.
2. Fire Safety Review – Ryan Wessner, LTL Consultants will move forward to draft a fire safety ordinance for review by the PC, BOS, Consultant, EMC.
3. Discussion on the Zoning Hearing Application submitted by James & Melissa Priest, 407 Old Rt. 22 to open a brewery, with retail sales and tasting room. Hearing date not yet confirmed. Board concerned with parking to accommodate guests and the safety and wellbeing of the neighbors and side streets. Motion made by VB to have Ryan Wessner, Zoning Officer attend the Hearing. Seconded by AF. Motion carried 3-0.
4. Escrow Refunds – Motion made by AF to release the Escrow Account Balances as listed. Seconded by VB. Motion carried 3-0.
 - a. Kevin Burkholder, 51 Berger Rd. – Road Opening - \$246.67
 - b. PTV 1203, LLC – Long Lane Rd. & Old Rt. 22 – Zoning Hearing - \$111.17
 - c. PTV 1203, LLC – Long Lane Rd. & Old Rt. 22 – Conditional Use Hearing - \$1535.94
 - d. Oswald – 13 Schock Rd. – Driveway and Stormwater - \$4142.66
 - e. Zeffass – 176 Fenstermaker Rd. – Driveway and Stormwater - \$3657.60
5. Tax Refunds – Motion made by AF to refund taxes as listed below. Seconded by VB. Motion carried 3-0.
 - a. Reimert – Kohlers Hill - \$16.74
 - b. Losito – 46 Gilmore – \$105.03
 - c. Queman – 359 Gun Club - \$42.25
 - d. UMH Rentals – 72 Hawk – 87 Daniel - \$4.62
6. Kutztown Community Library – Harry Heffelfinger, Treasurer – Motion made by AF to continue the \$1 per capita donation to the library for the year 2023. Seconded by VB. Motion carried 3-0.

REPORTS:

1. Administrator – Reminder that the budget workshop needs to be advertised.
2. Road Master – Finished up mowing, starting leaf cleanup, getting spreaders and trucks ready for winter. Steve Hoffman, Great Valley Consultants, continuing to work with third party permitting on the Sittler Valley Road stream crossing project so we can stay on target to complete the project this spring.
3. Engineering and Zoning Reports – Board reviewed the reports.
4. Solicitor – Kozloff Stoudt – Nothing Further

FINANCIAL MATTERS:

1. Motion made by VB to approve the bills. Seconded by AF. Motion carried 3-0.

ADJOURNMENT: Chairman DS adjourned the meeting at 8:44 p.m.

Respectfully Submitted,

Jane Werley
Administrator