

Greenwich Township Board of Supervisors
Regular Meeting
Tuesday, September 8, 2026 at 7:30 p.m.

Attending: Supervisors: Dean Spohn, Victor Berger, Carl Dunn, Professional Staff: John Poff– Systems Design Engineering, Inc., Dan Becker-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.

APPROVAL OF THE MINUTES:

A motion was made by Mr. Dunn, seconded by Mr. Berger, to approve the minutes of the August 3, 2026 regular meeting. Hearing no questions on the motion. All voted in favor. Motion carried.

PERSONAL APPEARANCES and PUBLIC COMMENT:

Linda Wood of 142 Circle Road asked the Board if they would consider setting up a program to buy development rights for land in the Township. Solicitor Becker commented on the program for the Agricultural Easement that was established in Centre Township.

Mr. Anthony LaMastra of 1005 Old Rte 22 reviewed the draft of the Data Center Ordinance and provided the Board of Supervisors with his comments on his review.

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

Folino East Side Subdivision Plan– The Plan for the Folino East Side Subdivision needs to be re-approved due to the time from previous approval to now for recording the plan. An inspection of the improvements was conducted by John Poff, Township Engineer. The Township Engineer provided a letter to the Board of the review of the site conditions and the As-Built Plans. The Engineer believes all improvements have been properly installed and the plan is ready for approval. On a motion by Mr. Dunn, seconded by Mr. Berger, the Folino East Side Subdivision plan is re-approved and ready for recording. Hearing no questions on the motion, all voted in favor. Motion carried.

Gensinger Road Storm Water Plan – The Township is working with the property owner to correct an ongoing issue with storm water and driveway permits. The Township is still waiting on the completion of the necessary agreements. No action was taken.

Heiter Subdivision Plan – The Board of Supervisors re-approved the plan on August 3, 2026. The Township Solicitor and Engineer are waiting for the deed of dedication to be submitted to finalize the project. No action was taken.

Lenhartsville LLC Plan (formally known as Harmike Land Development Plan) –the Township is still waiting for the final agreements. There still are a few items that need to be addressed. The Township Engineer provided the Board of Supervisors with a letter advising that they will not work on this project due to a potential conflict of interest with System Design Engineering. LTL Consultants were contacted to ask if they would complete the project. LTL Consultants will provide the Engineering Services needed to complete this project. On a motion by Mr. Berger, seconded by Mr. Dunn, the Board of Supervisors

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authorize LTL Consultants to complete the Engineering Services for the Lenhartsville LLC project
Hearing no questions on the motion, all in favor. Motion carried.

OLD BUSINESS:

Gun Club Road Bridge – Braund Road Improvements – A project cost estimate was provided for the road improvements for Braund Road. The Township was awarded a PennDOT SHIP Grant in the amount of \$393,450.00. The cost estimate breakdown for the road improvements was provided to the Board of Supervisors. The Board discussed whether to move forward with the Braund Road improvements or wait to possibly replace the Gun Club Road Bridge. Mr. Dunn mentioned that PennDOT was completing a study on Route 737 and it would be wise to wait until that is completed before moving forward with a bridge replacement. The Board of Supervisors discussed moving forward with the road improvements on Braund Road, since there will need to be some pipe work and basin work completed before the road may be improved. On a motion by Mr. Dunn, seconded by Mr. Berger, authorization for the Township Roadmaster to meet with Great Valley Consultants to discuss the scope of work and potential improvements including design, engineering, and any permits necessary to Braund Road is granted. Hearing no questions on the motion, all in favor. Motion carried.

Proposed Draft Data Center Ordinance – the Board of Supervisors were provided a draft of the proposed data center ordinance and comments from the Berks County Planning Commission and Mr. Dunn's comments on the proposed ordinance. The Board discussed the process for adding any changes to the existing draft ordinance with the Township Solicitor. If the changes are made, the draft of the proposed ordinance needs to be reviewed by the Berks County Planning Commission and Township Planning Commission. The Board would like to be certain that regulations are in place and that changing any sections of the draft would delay the opportunity to advertisement and for the approval of the Ordinance. The Board would like to move ahead with this now and amend the Ordinance as necessary in the future. On a motion by Mr. Dunn, seconded by Mr. Berger, the Township Solicitor is authorized to advertise the proposed draft of the Data Center Ordinance and schedule a hearing. Hearing no question on the motion, all in favor. Motion carried.

Northeastern Berks Joint Comprehensive Plan – the next meeting of the Joint Comprehensive Plan will be held on September 10th and if anyone is interested in completing a survey, the information is on the table at the rear of the meeting room.

Winter Snow Plow Understanding – a meeting was held on August 19th between the Windsor Township Roadmaster, the Greenwich Township Roadmaster, and the Greenwich Secretary/Treasurer. The purpose of the meeting was to clarify the winter snowplowing services between the two municipalities. A draft letter was prepared for the Board to review. Secretary Conrad is authorized to send the letter to the Windsor Township Board of Supervisors and add that they should prepare a Municipal Intergovernmental Agreement for us to approve and also obtain an easement from the property owner at the end of Bear Road to allow the Greenwich Township to use a portion of their driveway as a turnaround.

Stormwater Agreement for Matthew Leid – the Township received the signed and notarized agreement from Mr. Leid for Township approval and signing. A revised plan was provided from Mr. Leid showing the elimination of the second driveway for the property. The Stormwater Agreement is ready for the Board's approval and signature. On a motion by Mr. Dunn, seconded by Mr. Berger, the Stormwater Agreement for Matthew Leid is approved. Hearing no question on the motion, all in favor. Motion carried.

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Agreement for Non-Land Development for Paul Brubacher – the Township received a signed and notarized agreement from Mr. Brubacher for Township approval. The Township Engineer stated that this is not ready for Township approval. Mr. Poff will get in touch with the applicant to discuss what he needs to do to complete the Township requirements. No action was taken and the agreement will be tabled.

NEW BUSINESS:

Township Website

The Township website is in need of rebuilding due to the age of the site. NA Studios was contacted and knew there were some issues and wanted to get working on correcting them, however, due to the age of the existing site, a rebuild of the site should be completed and the site will be secured and will be ADA compliant. A cost estimate of \$7,400 was provided by NA Studios to complete the work. On a motion by Mr. Berger, seconded by Mr. Dunn, the quote from NA Studios in the amount of \$7,400 is approved as presented. Hearing no question on the motion, all in favor. Motion carried.

Invitation to 2026 Berks County Convention - The Township received the invitation to attend the 2026 Berks County Convention to be held on October 15 at the Oley Fair Centre in Oley, PA. The deadline for registration is October 1, 2026. Ms. Conrad will complete the registration for anyone interested in attending and will contact the Township tax collector and elected auditors to advise them of the event.

Ag Security Area Proposal:

The Township received an Agricultural Security Area proposal from Nancy L and Brian K Rabenold. The address of the property is 709 Hottenstein Road, Kutztown, PA 19530. The total acreage of the application is 66.93 acres. Mr. Rabenold was present at the meeting in the event there were any questions. On a motion by Mr. Dunn, seconded by Mr. Berger, the Township accepted the Agricultural Security Area application for 709 Hottenstein Road, Kutztown, PA 19530. Hearing no question on the motion, all in favor. Motion carried.

REPORTS:

Administrator – A written report was provided. Ms. Conrad also advised the Board of Supervisors that there are problems with the Township administrator computer and that Dynamic System Solutions was contacted to try to correct the problem. It was recommended by Dynamic System Solutions that a new computer is needed. Mr. Martin of Dynamic System Solutions was at the Township office for two days trying to correct the problem and it seems the hard drive was having issues. Ms. Conrad asked for a quote for a new computer to solve the issues. The quote was \$1,540.60 for the computer and installation. On a motion by Mr. Berger, seconded by Mr. Dunn, the quote of \$1,540 for Dynamic System Solutions was approved. Hearing no question on the motion, all in favor. Motion carried.

Road Master - Nothing was presented at this time.

Engineering and Zoning Reports – Mr. Poff asked the Board of Supervisors if he has their permission to meet with Howell Engineering to review stormwater comments for Greenwich Commons Lot 11. There was a brief discussion and the Board of Supervisors would like all comments to be discussed at the Planning Commission meeting. Mr. Poff will advise Howell Engineering to come to the Planning Commission meeting.

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Solicitor – There was nothing to report at this time.

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.

The Township has a Certificate of Deposit with New Tripoli bank which matured on August 24, 2026. Ms. Conrad contacted the bank and PLGIT to get the best rates for the CD. Ms. Conrad rolled the CD for another 13-month period at a rate of 3.73%. On a motion by Mr. Dunn, seconded by Mr. Berger, the Board of Supervisors ratify the Certificate of Deposit with New Tripoli bank for a 13-month period at 3.73%. Hearing no question on the motion, all in favor. Motion carried.

The Township received the 2027 Municipal Minimum Obligation for the Non-Uniform Pension plan. The total 2027 MMO is \$46,297.00. On a motion by Mr. Berger, seconded by Mr. Dunn, the 2027 Municipal Minimum Obligation in the amount of \$46,297 is approved as presented. Hearing no question on the motion, all in favor. Motion carried.

The signers on the Township's bank accounts at New Tripoli have been changed and a resolution is prepared by the bank for the Board's approval. On a motion by Mr. Dunn, seconded by Mr. Berger, Resolution 2026-13 changing the Township signers on the New Tripoli Bank accounts is approved. Hearing no question on the motion, all in favor. Motion carried.

Having no further business, Mr. Spohn adjourned the regular meeting at 8:45 p.m.

Respectfully Submitted,

Cindy Conrad
Administrator/Secretary/Treasurer