

**THE TOWNSHIP OF GREENWICH
BOARD OF SUPERVISORS
MINUTES OF THE MONTHLY MEETING
Monday, September 8, 2014**

CALL MEETING TO ORDER / PLEDGE OF THE FLAG:

Members of the Greenwich Township Board of Supervisors met for the regular monthly meeting held on Monday, September 8, 2014, in the Township Building. Chairman Victor Berger called the meeting to order at 7:30 p.m. with members Jacqueline Hollenbach and Harry Hoppes present. Also in attendance were Engineer Dennis Smaglinski, Solicitor Kevin Musheno, Roadmaster Bobby Follweiler and Secretary Joni McPike. Zoning Officer John Stine was absent.

ANNOUNCEMENTS:

Chairman Berger informed the audience that this meeting is being recorded principally to aid in the preparation of the minutes and for such other purposes as the Board sees fit. For that reason, each person wanting to give any comments during this meeting, please state his or her name and address for the record, and address your comments to the Board of Supervisors.

APPROVAL OF MEETING MINUTES:

Reading of the Minutes of the August 12, 2014, Regular Meeting was waived since copies of the Minutes were distributed before the meeting. On **motion** by Supervisor Berger, seconded by Supervisor Hollenbach, and approved by all members present, the minutes are accepted as presented and the tape recording ordered to be erased.

PLANS TO REVIEW:

Bruno – Revised Lenhartsville Property – Preliminary/Final Plan – waiver requests: Joseph Civitella, McTish, Kunkel & Associates, was present on behalf of Mr. & Mrs. Dean Bruno, the developers. Engineer Smaglinski stated that the only consideration before the Board tonight was the six waiver requests submitted by letter dated August 11, 2014 from McTish, Kunkel & Associates. Engineer Smaglinski reviewed and commented on the following six (6) waiver requests: (1) SALDO 304.1, (2) SALDO 401.1.D, (3) SALDO 403.1.D, (4) SALDO 602.9; (5) Driveway Ordinance 2001-1, Section 502.14.f, and (6) SALDO Appendix VI, section 4.1L. Engineer Smaglinski stated that waiver request number 6 has been withdrawn. Mr. Civitella gave a brief explanation for waiver number 4 regarding monuments and he agreed to place corner pins where not found, except if called for in the stream. Additional discussion was held regarding the waivers. On **motion** by Supervisor Hollenbach, seconded by Supervisor Hoppes, and approved by all members present, the following waiver requests were approved: (1) SALDO 304.1, (2) SALDO 401.1.D, (3) SALDO 403.1.D, (4) SALDO 602.9; and (5) Driveway Ordinance 2001-1, Section 502.14.f.

Bruno – Revised Wessner Property – Sketch Plan – Two Driveway waiver requests: Mr. Bruce Rader of Berks Surveying & Engineering, Inc. was present on behalf of Mr. & Mrs. Dean Bruno, the developers. Mr. Rader discussed the plan and proposed shared driveway to the properties. Engineer Smaglinski stated that the Planning Commission recommended that the plan proceed to the next stage advising that no approvals will be granted until the driveway issues are resolved by the Board of Supervisors. Discussion was held about why shared driveways are not permitted within the Township. Mr. Rader then presented another option showing two driveways side by side specifying that these will not be a shared driveway. However, this proposal would not provide a driveway contained within the lot that it would serve, as is required by Ordinance No. 2001-1, Section 502.14 F and Ordinance No. 2001-2, Section 4.1 E. Discussion continued about this driveway option, which led to Mr. Rader presenting a driveway concept prepared earlier by McTish, Kunkel, accessing the smaller lot from Wessner Road. Considering that this is a sketch plan, the Board of Supervisors decided not to take any action at this time and recommended that additional alternatives be considered for the second driveway.

Folino Estate Winery – Final Land Development Plan – plan approval required or time extension approval: Mr. Marco Folino, and Mr. Bruce Rader of Berks Surveying & Engineering, Inc. were present. Engineer Smaglinski discussed the outstanding items on this plan: the stormwater management and improvements agreements, the financial securities, and the Kempton Fire Chief's review letter. Engineer Smaglinski also stated that the current deadline to approve the plan is tonight, and confirmed a time extension request letter, dated August 26, 2014 was received. Discussion was held regarding the letter from the Kempton Fire Chief, and the other outstanding items. On **motion** by Supervisor Hollenbach, seconded by Supervisor Hoppes, and approved by all members present, to accept the time extension granted to December 1, 2014, to allow the outstanding items to be completed. Engineer Smaglinski brought up comment about the stormwater agreement and possible escrow fund to be established to cover future costs for the inspections incurred by the Township.

George Estate–Request for Planning Waiver & Non-Building Declaration Modules: On **motion** by Supervisor Hoppes, seconded by Supervisor Hollenbach, and approved by all members present, to authorize Secretary McPike to sign the document.

George Estate – Final Minor Subdivision Plan: On **motion** by Supervisor Hoppes, seconded by Supervisor Hollenbach, and approved by all members present, the Plan was approved and signed.

Monthly Subdivision & Land Development Plan Status Report: Report was reviewed, and all dates are satisfied. Monthly monitoring of this report will continue. No action was necessary.

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HEARING VISITORS & PUBLIC COMMENT:

Complaint: Harry Orbann Jr, 239 Deer Run Road – re: Stop sign at Deer Run & Gensinger Roads: No one was present. Discussion was held regarding Mr. Orbann's concerns about the traffic issues stated in his complaint. The Board of Supervisors discussed possible options, and decided to take no action because a traffic study will be required.

Marlin Dietrich, Dietrich Meats, 660 Old 22, Lenhartsville – re: need of Township Zoning permit: Mr. Dietrich brought before the Board a letter from Penn Dot requiring Mr. Dietrich to obtain a zoning permit from the Township for his business sign in order to complete his Off-Premise Outdoor Advertising Device Permit Application. The Board of Supervisors instructed Mr. Dietrich to come to the Township Office and pick up the zoning permit application, and when completed, and submitted to the Township Secretary, the application and supporting information will be forwarded to the Township Zoning Officer for processing.

OLD BUSINESS:

Employee Policy Manual: Tabled until next meeting

Township Budget vs Actual—expenditure differences & recommended adjustments: Tabled until next meeting

Ag Security Application – Folino Estate Properties: Discussion was held regarding if this plan was going through a commercial land development, how could the total site acreage be put into Ag Security? Engineer Smaglinski gave comments regarding his inquiries about including the proposed commercial areas of the plan. The Board decided to not take action at this time, however directed Engineer Smaglinski to follow up with this matter and report to the Board.

Approval to establish a PSATS 457 Retirement Plan for Township Employees: To be discussed in executive session

NEW BUSINESS:

2015 Minimum Municipal Obligation (MMO): On **motion** by Supervisor Hollenbach, seconded by Supervisor Hoppes, and approved by all members present, the 2015 MMO was approved and signed. Payment will be processed next year upon receipt of the Pension State Aid funds.

Tax Collector request for Exoneration for collection of Per Capita Tax totaling \$285.00: On **motion** by Supervisor Hollenbach, seconded by Supervisor Hoppes, and approved by all members present, to approve the request for exoneration for the collection of Per Capita Tax totaling \$285.00.

REPORTS:

Secretary: Secretary McPike reported that the Berks County TCC is in the final stages of their merger with Berks EIT Bureau. One of the changes proposed with this merger is that there will only be one (1) TCC delegate appointed by and to represent all the municipalities within the school district, instead of a number of TCC delegates from each Municipality as it is now. The Board will be kept informed as more information is received.

Roadmaster: Bobby Follweiler- updated the Board about working with Weisenburg Township and hiring an engineering firm to document and videotape the condition of Old 22 before work begins on I-78. Bobby stated that he spoke with the Roadmaster in Weisenburg Township since we will be splitting the cost with them. The Weisenburg Manager will contact another firm that they use and Bobby will contact Great Valley, whom he recommends. Bobby will get prices from both firms and present them to the Board at the next meeting. Roadwork is going well. They are still scratch paving. The second round of mowing is going to start. He received a minimal amount of resident complaints. The Road Crew started replacing tires on the trucks and getting them ready for inspections before the winter season.

Zoning Officer: Engineer Smaglinski presented the report on behalf of Mr. Stine. On **motion** by Supervisor Hoppes, seconded by Supervisor Hollenbach, and approved by all members present, the Zoning Officer's report was accepted as presented. Engineer Smaglinski also stated Zoning Officer Stine has another matter about a zoning permit request for a home occupation at the property of Dennis Kline, of 321 Blue Rocks Road. Discussion was held regarding the pole barn and storage matter on the property. Mr. Stine is seeking authorization to work with the Township Solicitor's office to make sure the denial letter is appropriate stating that a home-based business is not a permitted use in the Conservation District. On **motion** by Supervisor Hollenbach, seconded by Supervisor Hoppes, and approved by all members present, to support Zoning Officer Stine's perspective that it is not a permitted use and to respond as such. The Solicitor was not authorized to work on this matter at the present time.

Solicitor: Kevin Musheno – commented on two matters; one being Zettlemoyer Bridge; discussions were held with Commissioner Barnhardt about their end of the matter. They still need to find where they are going to get the funding for the most recently discussed total replacement project. Nothing more to report at this point. Resident Susan Ensinger, of Long Road, inquired if all the Commissioners were in agreement to move forward with the plan to replace the bridge. Solicitor Musheno then stated that the County needs to find where the funding will come from for this project before the Commissioners can proceed with any agreement. The other matter is with Kutztown School District and the proposed traffic signal at the intersection of Zettlemoyer Road and Route 737, just north of Greenwich Elementary School. Both the School district and Penn Dot are hashing out matters between the two of them, and we are not in the loop. We will not know what is going to happen until they resolve their differences. Nothing to report at this point.

Engineer - Dennis Smaglinski – discussed that after last month's authorization to advertise for the hearing for the possible adoption of the new zoning amendments, necessary clarifications were brought to light for the Ag Preservation, Conservation and Rural zoning districts. Engineer Smaglinski proceeded to recommend that tract acreages, as presently defined, be revised to reflect acreage at time of plan submittal for each district, and presented a list to the Board and Solicitor for review.

On **motion** by Supervisor Hollenbach, seconded by Supervisor Hoppes, and approved by all members present, to incorporate these changes and authorize advertisement of the Public Hearing for the proposed zoning amendments for the October Board of Supervisors meeting.

Discussion was held regarding rescheduling the next Board of Supervisors meeting currently scheduled for Monday, October 6, 2014, due to lack of quorum. The Board agreed to reschedule the October Board of Supervisors meeting to Tuesday, October 14, 2014 at 7:30pm. In addition, it was decided to hold the Public Hearing on the same date starting at 7:00pm. The Board authorized Secretary McPike to advertise for both the Board of Supervisors rescheduled October meeting date and public hearing.

EXECUTIVE SESSION:

The Board of Supervisors went into executive session from 9:14p.m. until 9:40p.m. to discuss personnel matters.

FINANCIAL MATTERS:

Approval of Escrow Release request: On **motion** by Supervisor Hoppes, seconded by Supervisor Hollenbach, and approved by all members present, two escrow refunds totaling \$1,240.41 are approved for release and payment to be processed accordingly.

Approval of bills & transfers; On **motion** by Supervisor Hollenbach seconded by Supervisor Hoppes, approved by all members present, the bills and transfers totaling \$100,674.04, and were ordered to be paid as presented for the period of 08/13/2014 to 09/08/2014.

Treasurer Report for Month Ending August 2014: On **motion** by Supervisor Hoppes, seconded by Supervisor Hollenbach, and approved by all members present, the Treasurer's Report was accepted as presented, subject to audit.

CORRESPONDENCE FOR ACKNOWLEDGE:

Berks County Conservation District letter dated 8/18/2014 - regarding NPDES Permit for Interstate Collision Center

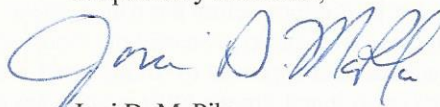
The Board acknowledges receipt of this letter. This item is for information purposes only, and therefore no action was taken.

Approval to establish a PSATS 457 Retirement Plan for Township Employees: The Board has discussed this request, and agrees that since the Township currently has a retirement plan, they do not approve this request. They do however suggest that the employees go out on their own to establish a separate retirement plan.

ADJOURNMENT:

On **motion** by Supervisor Hollenbach, seconded by Supervisor Hoppes, and approved by all members present, the meeting was adjourned at 9:45p.m.

Respectfully submitted,



Joni D. McPike
Secretary/Treasurer

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