

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, January 12, 2021 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202. (Note: Due to COVID-19, all persons maintained an additional distance during this meeting.)

Present:

Todd E. Burns	Gregory Lambert
Travis L. Brookens	Daniel Bachman
Shawn M. Corwell (via phone)	Lindsay Loney
Kurt Williams	

Visitors: See list

The Chairman called the meeting to order at 7:00 p.m. He welcomed everyone, noted that copies of the agenda are available at the entrance, and asked visitors to complete the sign in sheet. He also informed everyone that the meeting would be recorded for accuracy purposes and that Supervisor Corwell is attending the meeting via teleconference.

The Minutes of the Public Hearing and Regular Meeting held December 22, 2020 shall stand approved as presented and become part of the official record.

The Minutes of the Re-Organization Meeting held January 4, 2021 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment; none was offered.

The Zoning Officer (ZO) presented a request for waiver of Greene Township Code 85-51.A, Requirement to Construct Sidewalks, from McCleary Heating and Cooling. The ZO explained that the Plan is currently in the Township's review process and involves the construction of an addition to an existing heating and cooling business. The request, submitted by James Maun, P.E. (William Brindle Associates, Inc.), states that pedestrian traffic is not expected for the business and no sidewalks are currently constructed along Sunset Boulevard East. The ZO noted that when the Board granted these waivers in the past, it did so with the requirement that a note be placed on the plan that the Board reserves the right to require sidewalks in the future at the owner's expense. In addition, the Board has required that the plan show the placement of the sidewalks, even though they are not being built at that time. Mr. Maun indicated that there is already a note on the Plan, but he will amend the note to include the date of the waiver request if approved. Following review and consideration, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to grant the request for waiver of Greene Township Code 85-51.A, Requirement to Construct Sidewalks, for McCleary Heating and Cooling with the condition that the location of the sidewalks be shown on the Plan and the note on the Plan stating that construction and construction costs will be the responsibility of the developer should the Board deem them necessary be amended to include the date the waiver was granted.

The ZO presented the Cumberland Valley Tree Service 1 Lot Final Land Development Plan for Board consideration. The ZO noted that the property is located on Philadelphia Ave in the highway commercial zoning district. The Plan proposes consolidation of 3 parcels of property as well as the construction of an accessory garage where vehicle maintenance will be performed. The Plan has been reviewed by all required agencies with no comments. The Planning Commission has reviewed the Plan and recommended approval subject to a note being placed regarding cross access between the parcels;

that note has been added. The Plan was provided to the traffic engineer for review; it was determined that no traffic impact fee is due because no new peak hour trips would be created. Supervisor Corwell asked which entrance would be used – Greenvillage Road or Philadelphia Avenue. Mr. Maun responded that both entrances would be used. The ZO noted that the Township Planner and Engineer have both reviewed the plan and their comments have all been addressed. The Chairman asked if there is a waste area on site for logs, etc.; Mr. Maun responded that is located on a separate property with the Snyder property in between. Following review and consideration, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to approve the Cumberland Valley Tree Service 1 Lot Final Land Development Plan with the condition that the stormwater bond in the amount of \$26,050.75 be posted prior to the plan being released.

The ZO presented the Joshua Heck 1 Lot Final Subdivision/Lot Addition Plan for Board consideration. The property is located at the corner of Newman Road and Coldspring Road, in the R2 zoning district. Approximately 5,000 acres is to be conveyed from Mr. Heck to the neighboring McClure property. The Franklin County Planning Office has reviewed the plan with no comment. A non-building waiver was sent to DEP on December 10<sup>th</sup>. The ZO noted that he reviewed the plan on behalf of the Planning Commission and had no comment; he recommend approval as presented. The Township Planner and Engineer both had minor comments, which have all been addressed. Following review and consideration, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to approve the Joshua Heck 1 Lot Final Subdivision/Lot Addition Plan as presented.

The Chairman informed the Board that the term of Kevin Bodner, an alternate member of the Zoning Hearing Board (ZHB), has expired as of December 31, 2020. The Township reached out to Mr. Bodner, and he is willing to continue serving the ZHB, which would provide two alternates to the Board. Supervisor Brookens noted that he would like to recognize the service of Ernest Tarner, whose term also expired December 31, 2020. Mr. Tarner has served the Township in a number of capacities over the years, and Mr. Brookens recommended the Township send a letter thanking him for his services. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to appoint Kevin Bodner as a Township Zoning Hearing Board Alternate Member, term to expire December 31, 2023 (3 year term).

The Chairman presented Township Resolution #6-2021 to appoint members and alternate members to the Township Zoning Hearing Board, as required by the Pennsylvania Municipalities Planning Code. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to adopt Township Resolution #6-2021 to appoint members and alternate members to the Greene Township Zoning Hearing Board.

The ZO presented the Monthly Zoning Office Report for December 2020, a copy of which each Board Member received. There were no Zoning Hearing Board or Conditional Use Applications received in December. The ZO reported that 16 land use permits and 1 driveway permit were received during the month; the total zoning fees were \$805.00. There were two land development plans brought to the Board for review this evening. The Monthly Zoning Office Report for December 2020 shall stand approved as presented and become part of the official record.

The ZO presented the Annual Zoning Office Report for 2020, a copy of which each Board Member received. The report includes 2018 and 2019 numbers for comparison purposes. The ZO highlighted a few items on the report: 1) the total number of permits issued in 2020 is 368, which was very close to 2019, 2) detached structures and in-ground swimming pools increased quite a bit over the

last two years, 3) single family dwellings have fallen progressively since 2018. The ZO noted that the majority of the single family dwellings constructed in 2020 were in the Grand Point Crossing subdivision. He further explained that there is a limited number of single family lots available in the Township; subdivision plans approved years ago have been pretty well built. Another phase of the Grand Point Crossing development is currently in the Township's approval process and includes approximately 20 new lots. The ZO explained that the construction fees versus zoning fees are out of line due to one permit issued for a municipal construction. The Borough of Chambersburg applied for a land use permit for the installation of a clear well along Route 30. Because the application was for a municipality, the project fee was waived. The construction value was between \$4.5 and \$5 million, which resulted in the construction values and the fees collected being skewed. The Chairman noted that he is surprised 2020 rebounded the way that it has. He also noted that there are still quite a few lots in both Beacon Lights and Poetry Estates yet to be developed.

The Chairman made note that for the last few years, the Board has discussed seeking pricing for the maintenance and repair of the Township's traffic signals. The Township Engineer has prepared a Request for Proposal (RFP), and there seems to be a few good firms to reach out to. The Engineer explained that there would be two parts to the proposal – the biannual inspections and the general maintenance and repair, which requires 24 hour on call service. The Engineer cited four firms that he would recommend reaching out to: 1) Herr Signal & Lighting Company, which constructed both the 997/11 and Parkwood traffic signals, 2) Perks, which was the Township's prior signal maintenance company, 3) ATS, which is the current signal maintenance company, and 4) a firm in Harrisburg. The Chairman requested that the Solicitor review the RFP before it is released. Supervisor Brookens inquired if this would be a one year contract; the Chairman recommended it be a three year contract. The Solicitor added that a provision could be included that states the Township may fire the firm for unsatisfactory performance with a thirty day notice. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to authorize the Township Engineer to issue a Request for Proposal for the traffic signal maintenance and repair services; the Request for Proposals will be presented to the Board at the regular meeting on Feb 23, 2021 at Noon.

On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to maintain the same employee benefits for the year 2021 and to issue wage increases ranging from \$0.70 to \$2.00 per hour.

The Solicitor informed the Board that he has a conference call on February 2 with Judge Myers and the other attorneys on the Jaendl case; he suspects that they will set a briefing schedule at that time. He stated that he will not be present at the January 26<sup>th</sup> Board meeting, but Sam Wiser will fill in for him. The Solicitor noted that he has been working with the ZO on the issues with "Roll R Way" and how the Township can handle enforcement on those issues. He also informed the Board that he and the ZO met with Judge Nicklas regarding both the animal & noise ordinances. It was a productive meeting and they were able to come to terms on procedures that the Township or its citizens should use to seek enforcement under the new noise ordinance. The Chairman pointed out that there needs to be some language changes made to the animal ordinance as well; the Solicitor agreed. The Chairman asked the Solicitor to draft those changes for the Board to review.

On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: check numbers 29212 through 29241 and five ACH transactions to be paid from the general fund, check numbers 3690 through 3695 to be paid from the liquid fuels fund and check number 2220 and one ACH transaction to be paid from the electric light fund.

There being no further business before the Board for this meeting, the Chairman adjourned at approximately 7:43 p.m.

Respectfully submitted,

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Secretary