

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, December 22, 2020 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	Lindsay Loney
Daniel Bachman	Kurt Williams

Absent:

Shawn M. Corwell

Visitors: See list

The Chairman called the meeting to order at noon. 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.

The Minutes of the Public Hearing and Regular Meeting held December 8, 2020 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 review time extension for the Sunset Storage Final Land Development Plan. This is the second extension for the plan. They had issues gaining permission from the power line to encroach into their right of way. They did obtain the NPDES permit from the Conservation District. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to approve the review time extension for the Sunset Storage Final Land Development Plan, commencing December 22, 2020 through March 22, 2021.

The ZO presented a request for review time extension for the Grand Point Crossing, Phase IIB, Final Subdivision Plan. This is the first extension request. The plan is currently in process. The first plan submission only included one means of access to the new phase of the development. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to approve the review time extension for the Grand Point Crossing, Phase IIB, Final Subdivision Plan, commencing December 22, 2020 through March 22, 2021.

The ZO presented the CVBP Oak Grove 1 Lot Final Land Development Plan for Board consideration. The ZO noted that the preliminary plan was approved by the Board on June 23, 2020. The property is located off Coffey Avenue and consists of a proposed entrance on Coffey Avenue and the construction of three industrial/manufacturing buildings. A sidewalk waiver was previously granted by the Board. The Franklin County Planning Commission, Sewage Enforcement Officer and Franklin County General Authority all reviewed the preliminary plan and approved. The Franklin County Conservation District did approve a modification to the NPDES permit – one building was narrowed to save some oak trees and the driveway was modified to a single drive rather than a split drive. The total traffic impact fee is \$46,254.00 (zone 2, 78 trips). The stormwater bond due will be \$484,217.21. The Greene Township Planning Commission (PC) reviewed the plan on December 14th and recommends approval subject to comments being addressed. The PC noted a deviation from the preliminary plan regarding the interior driveway and also discussed emergency access to property. The Township

Engineer stated that he reviewed the plan. The changes to the preliminary plan saved a number of trees and reduced the impervious area by 0.56 acres. The Engineer pointed out that the changes met the intent of the preliminary plan. The final plan is an improvement in regards to environmental issues, and he recommends approval with the posting of the stormwater bond. The Solicitor agreed that the changes from the preliminary plan to the final plan are fairly minimal and were made for positive reasons. Mr. Kip Feldman (LIDA) stated that the plan is to have an RFP for the first building this spring, and hopefully have it complete by the end of 2021. LIDA plans to begin the second building once the first is completed and leased. The ZO noted that the impact fees are calculated for each individual building, with the total being \$46,254.00. The fee is due when the land use permit is applied for each structure. Mr. Lance Kegerreis (Dennis E. Black Engineering) explained that the plan is to construct one building at a time. However, because of the grading, the earth movement and stormwater for buildings one and two would be done at the same time. The Chairman asked what the square footage of the buildings would be; the Engineer responded they would be between 30,250 and 43,200 square feet. The Chairman asked what the width of the drive will be. Mr. Kegerreis responded that it will be 30 feet at the narrowest point, and wider back the drive; this helped with the grading of the property. Following review and consideration, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to approve the CVBP Oak Grove 1 Lot Final Land Development Plan with the condition that the stormwater bond in the amount of \$484,217.21 be posted and that the traffic impact fees in the amount of \$46,254.00 be paid in conjunction with the issuance of the land use permit for each building.

The Engineer presented the Board with a request to refund an outstanding escrow balance for the Freedom in Christ Church Final Land Development Plan. He explained that the plan was approved on November 24th, and there are no further inspections that need to be done. The original escrow amount posted was \$2,500.00 and the Township incurred \$468.00 in fees related to the plan. The balance of \$2,032.00 is due to be refunded. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to refund \$2,032.00 to the Freedom in Christ Church.

The Chairman presented the Board with a CARES Act Sub-Grant Agreement with Franklin County for ratification. He explained that the Township was awarded grant funding from Franklin County for Covid-19 expenses. The agreement needed to be signed and returned immediately, so the Board needs to ratify the signature. The Solicitor noted that he reviewed the agreement and made a few changes. County agreed to those changes, and both parties signed. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to approve the ratification of the CARES Act Sub-Grant Agreement with Franklin County.

Supervisor Brookens informed the Board that there is \$2,000 remaining in the recreation donations budget. He recommended donating \$1,000 to the Ragged Edge Swim Club, noting that the Board has donated to them in the past. They provide a swimming pool that a number of the Greene Township residents use. Supervisor Brookens recommended donating the remaining \$1,000 to the Cumberland Valley Animal Shelter. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to provide recreational donations in the amount of \$1,000 each to the Ragged Edge Swim Club and the Cumberland Valley Animal Shelter.

The Chairman presented the Greene Township 2021 Budget, noting that the preliminary budget was approved on November 10th. The budget was properly advertised and sat for the required 30 days. The Chairman quickly went over the budget, noting that no changes were made to the preliminary. Total revenues are as follows: general fund \$5,180,750, liquid fuels fund \$628,948, electric light fund \$39,000, total of all funds \$5,848,698. The Chairman stated that the budget provides for all of the services that

the Township residents have become accustomed to, such as bulk day, brush and leaf pick up, etc. The Chairman pointed out that this is the 42nd year of no property tax for Greene Township residents, and he is very proud to continue that into the next year. Following review and consideration, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to adopt the Greene Township 2021 Budget, as presented.

The Solicitor informed the Board that he will be attending the Re-organization Meeting by telephone. He noted that it has been a pleasure working with the Board and the Township staff this past year. He appreciates the relationship and looks forward to continuing it into the next year. The Chairman concurred. The Chairman also recognized the Township staff and Board members, noting that a lot of municipalities cancelled meetings this past year due to Covid-19, but this Board has continued to meet in person & that is to be commended. He further noted that the Township has done very well managing throughout the pandemic. Despite the circumstances, the Township has continued to provide the same quality of service to the residents.

On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to authorize the payment of invoices as follows: check numbers 29173 through 29186 and five ACH transactions to be paid from the general fund, check number 3687 to be paid from the liquid fuels fund 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 12:30 p.m.

Respectfully submitted,

Treasurer/Assistant Secretary