

The Greene Township Board of Supervisors held a Public Hearing and Regular Meeting on Tuesday, March 23, 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	Daniel Bachman	Kurt Williams
Travis L. Brookens	Gregory Lambert	
Shawn M. Corwell	Lindsay Loney	

Visitors: See list

The Chairman called the meeting to order at noon. He welcomed everyone and noted that the meeting is being recorded for accuracy purposes.

At this time, the Chairman opened the Public Hearing scheduled for this date, time and place to review and consider Greene Township Ordinance 2021-1, Township Subdivision and Land Development Ordinance (SALDO) Amendment. The Solicitor explained that the proposed Ordinance is an update and amendment to the Township SALDO, specifically regarding the preliminary plan procedures section. The purpose of the amendment is to bring the Township's procedures in line with the timing under the Municipalities Planning Code (MPC), Article 5, specifically that the 90 day clock starts upon the first of either: a.) 30 days after the plan is submitted or b.) the first Planning Commission meeting after the plan is submitted. The Solicitor noted that having our timing procedures in line with the MPC makes it easier for everyone (applicants, engineers, etc). The Zoning Officer (ZO) noted that the Public Hearing was advertised in the Public Opinion, and a copy of the proposed Ordinance was provided to the Public Opinion and the Franklin Count Law Library. The Ordinance was reviewed by the Franklin County Planning Commission (FCPC) with no comment; the Greene Township Planning Commission (GTPC) also reviewed the Ordinance and recommended adoption as presented.

The Chairman closed the Public Hearing at approximately 12:03 pm and then convened the Regular Meeting by entertaining a motion to adopt Greene Township Ordinance 2021-1, SALDO Amendment. 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 Greene Township Ordinance 2021-1, SALDO Amendment as presented.

The Minutes of the Regular Meeting held March 9, 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 ZO presented a request for time extension for the Joel Ortega Final Land Development Plan. A letter submitted by Shelly, Witter & Fox, on behalf of Joel Ortega, is included in the packets. The ZO informed the Board that this is the first extension for the Plan, and it is moving forward in the Township's process. The Plan is nearly ready for Board review; the Township is waiting on approval from PA DEP for the sewage facilities planning module, and then the Plan will go to Greene Township Municipal Authority (GTMA) for 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 grant the review time extension for the Joel Ortega Final Land Development Plan, commencing April 6, 2021 and extending until July 6, 2021.

The ZO presented a request for waiver of Greene Township Code 85-51.A, Requirement to Construct Sidewalks, for the Silla Brands, Ltd. Final Land Development Plan. The property is located on the bend of Sunset Boulevard East. The site was previously a dance studio, and the new occupant is proposing placement of an accessory storage building on the property. The applicant noted that there are no sidewalks along Sunset Boulevard East and there is no pedestrian traffic expected along the street. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to grant the waiver of Greene Township Code 85-51.A, Requirement to Construct Sidewalks, for the Silla Brands, Ltd. Final Land Development Plan, with the following conditions: 1.) the sidewalks be placed on the Plan and 2.) a note be placed on the Plan stating that if the Township deems sidewalks necessary in future, they will be constructed at the owner's expense.

The ZO presented the Kirk Reed 3 Lot Final Subdivision/Lot Addition Plan, located off High Avenue and Grand Avenue. The purpose of the Plan is to clean up some of the odd-shaped property lines and correct the placement of a garage that was built on a vacant lot, which is not compliant with the zoning regulations. The portion of the lot with the garage will be subdivided off and added to the Reed property, which will correct the zoning issue. The other two minor subdivisions are being done only to straighten out the property lines. The Plan was reviewed by the FCPC with no comment. The Non-building Waivers have been forwarded to PA DEP. The Township Engineer and Planner have reviewed the Plan with no comments. The Plan was staff reviewed on behalf of the GTPC with no comment. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Kirk Reed 3 Lot Final Subdivision/Lot Addition Plan as presented.

The Township Engineer presented a list of seven escrow balances to be released for approved subdivision and/or land development plans, a copy of which all Board members received. He explained that these plans have all been approved by the Board and all invoices relating to these plans have been paid by the Township; the funds remaining need to be returned to the applicants. The Engineer went over the list and noted that the Township needs to retain \$500 on four of the plans for future stormwater inspections to be done upon completion of the buildings. 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 completed outstanding escrows as presented (escrow check numbers 1652 through 1658).

The Chairman informed the Board that it is time to begin the bid process for crushed aggregate, bituminous materials and road equipment pricing and he would like to schedule receipt of sealed bids. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to advertise the receipt of sealed bids for the following: 1.) 2021 Crushed Aggregate, 2.) 2021 Bituminous Materials and 3.) 2021 Road Equipment Pricing; sealed bids are to be received at the Township Office, 1145 Garver Lane Chambersburg PA 17202, no later than Tuesday, April 13, 2021 at 3:00 pm, Eastern Prevailing Time and to be opened that evening at the Regular Meeting at 7:00 pm, Eastern Prevailing Time.

The Chairman presented a state contract quote from CrafcO, Inc. for a new crack seal machine. He explained that the Township's crack seal machine is a 2002 model. It is becoming difficult to find parts to repair it and the parts that are available are very expensive. The Chairman stated that he has demoed the new machine from CrafcO, and it operated very efficiently. The Township Engineer noted that crack sealing is a very important part of maintaining the Township roads, because it helps prevent water from entering the subbase of the roads. 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 purchase of a crack seal machine from CrafcO, Inc. off state contract in the amount of \$39,676.50.

Supervisor Corwell presented two proposals for Information Technology (IT) Services. He explained that the Township currently has a contract with GDC that expires the end of March; this is the Township's third year with GDC. Prior to GDC, the Township was with Hinton and Associates for many years. Both of these companies have provided proposals. Supervisor Corwell stated that he and Todd Dusman sat down and compared the two proposals; the main difference is that GDC provides 60 hours of remote and/or onsite service with their contract price and Hinton & Associates provides unlimited remote services but charges extra for onsite services. GDC's quoted annual fee is \$14,098.50, payable in one lump sum, and Hinton & Associate's quoted annual fee is \$21,120.00, payable in monthly installments of \$1,760.00. Supervisor Corwell explained that the annual fee for GDC includes 60 hours of remote and/or onsite services; over the past 3 years the Township has averaged 40 hours/year and has never used above 60 hours. Hinton & Associate's quote only includes remote services; onsite calls are an additional \$150/hour plus a \$120 travel fee. The only other difference between the two quotes is that Hinton & Associates will provide cyber security training to the Township employees at no additional charge. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to award the 2021 Information Technology (IT) Services to GDC in the amount of \$14,098.50.

The Solicitor informed the Board that the oral arguments for the Jaindl appeal are this Friday, March 26<sup>th</sup>. He also reported that the end of last week was spent dealing with the Roll-R-Way issue; they did move their April 17<sup>th</sup> "live performance" to another facility. It is possible that they will file a Conditional Use Application in the future. The Chairman noted that a noise complaint was received about the noise level at Roll-R-Way on Friday evening. The Solicitor reminded the Board that the Noise Ordinance does not pertain to businesses, but the Board could look at amending the Ordinance if they so choose.

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 29376 through 29411 and five ACH transactions to be paid from the general fund, check numbers 3714 through 3717 from the liquid fuels fund, and check number 2229 to be paid from the electric light fund.

The Chairman adjourned the meeting at 12:47 pm.

Respectfully submitted,

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Secretary