

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, April 27, 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	Kurt Williams	Lindsay Loney
	Travis L. Brookens	Gregory Lambert	
	Shawn M. Corwell	Daniel Bachman	

Visitors: See list

The Chairman called the meeting to order at noon. He welcomed everyone and asked that everyone please sign in on the attendance sheet. He also noted that the meeting is being recorded for accuracy purposes.

The Minutes of the Public Hearing and Regular Meeting held April 13, 2021 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. Mr. Glenn Shetter addressed the Board on behalf of the Pennsylvania Lime Alliance. He stated that because of his membership, the Lime Alliance has supplied him with five signs, and he would like to present them to the Board for use at the park or where ever else they see fit. He stated that Southcentral PA is a hotspot for ticks, and we need to educate the public. Mr. Shetter explained that if more signs are needed, the Township could register with the Pennsylvania Lime Alliance to receive five more free signs or order more from the website provided on the flyer. The Board thanked Mr. Shetter for the signs.

The Zoning Officer (ZO) presented the David H. Martin Excavating 1 Lot Final Land Development Plan Revision, located off of Cumberland Highway. He explained that the Plan is for a two story, 16,000 square foot office addition to the rear, as well as reconfiguration of the parking lot. The expansion is a non-conforming use in the zoning district it is located in, but the Plan had previously been approved by the Zoning Hearing Board late last year; this Plan is just a revision of that one. The ZO noted that all required agencies have been provided a copy of the Plan and have approved and/or reviewed the Plan with no comment. The Board previously granted a waiver of Greene Township Code 85-51.A, Requirement to Construct Sidewalks and the required note has been placed on the Plan. The Greene Township Planning Commission (GTPC) reviewed the Plan at their meeting on March 8th and recommended approval subject to the engineer and planner comments being addressed. The ZO stated that the proposed development will generate 32 new peak hour trips, for a total traffic impact fee of \$44,928.00. The Engineer reviewed his comments with the Board and confirmed that they have all been addressed. He stated that he has reviewed the stormwater bond estimate in the amount of \$79,633.24 and believes it to be adequate. The Chairman asked if the existing office will still be used. The applicant's engineer, Lance Kegerreis, responded that yes it will be renovated internally and continue to be used. 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 David H. Martin Excavating 1 Lot Final Land Development Plan Revision, with the following conditions: 1) a stormwater bond in the amount of \$79,633.24 be posted prior to the Plan being released and 2) a traffic impact fee in the amount of \$44,928.00 be posted at the time of land use permit application.

The ZO presented the Ethel Costa 1 Lot Final Subdivision/Lot Addition Plan, located in the cul-de-sac of Gingko Court. The property owner discovered that one of the mobile homes in the park behind her encroached across the rear of her property line. The ZO explained that this Plan is an effort to correct that encroachment by subdividing approximately .007 acre to the adjacent neighbor. The ZO noted that a copy of the Plan was provided to all required agencies and has been approved and/or reviewed with no comment. He also noted that he reviewed the Plan on behalf of the GTPC and recommends approval. The Engineer explained that he was contacted by Ms. Costa approximately one year ago about stormwater issues, and

through that process the encroachment issue was discovered. Supervisor Corwell inquired if the location of the mobile home meets the setback requirements. The ZO responded no, the current regulation is 50 feet from the property line for a mobile home, but this is a very old park and was in existence prior to the zoning ordinance. The Chairman asked if the mobile home is replaced in the future, would the new mobile home be able to be placed in the same location. The ZO responded that yes, it would as long as it is the same size or smaller. 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 Ethel Costa 1 Lot Final Subdivision/Lot Addition Plan as presented.

The ZO presented a request for waiver of Greene Township Code 85-54.E, One Driveway per Street Frontage, submitted by Douglas Gardner of 3373 Cook Road. He explained that Mr. Gardner has a garage in the rear of his property and would like to construct a stone driveway out to Cook Road to access it. The ZO noted that the Ordinance was amended in 2015, and prior to the amendment two driveways were permitted; Mr. Gardner built his garage in 2010 but never completed the driveway. The Solicitor asked if the Township requires an apron of pavement between the stone and the road so that stones do not get drug out onto the road. The Chairman responded that there is not a requirement for that, but it would be preferable and should probably be considered going forward. 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 request for waiver of Greene Township Code 85-54.E, One Driveway per Street Frontage, submitted by Douglas Gardner of 3373 Cook Road.

The ZO presented a request for waiver of Greene Township Code 85-51.A, Requirement to Construct Sidewalks, for the Paetow Final Land Development Plan. The property is located off of Route 30, with Fayetteville Elementary School to the rear. The Plan proposes a sports related indoor recreation facility. 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 Paetow 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 a request for waiver of Greene Township Code 85-51.A, Requirement to Construct Sidewalks, for the Randy's Lawn Care Final Land Development Plan. The property is located in the 5500 block of Lincoln Way East. 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 Randy's Lawn Care 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 a request for review time extension for the David Drake Final Subdivision Plan. This will be the second extension and will carry the plan through August 5, 2021. The ZO noted that the Township is waiting on DEP to return the Planning Exemption. 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 review time extension for the David Drake Final Subdivision Plan, commencing May 5, 2021 and extending until August 5, 2021.

The ZO presented Greene Township Resolution No. 8-2021, Sewer Tap-In for 5101 Lincoln Way East, related to the Paetow Final Land Development Plan. The Plan proposes the construction of an indoor recreation facility and will generate three EDUs. The Greene Township Municipal Authority (GTMA) and the Borough of Chambersburg have both signed off on the Sewage Planning Module. 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 Resolution No. 8-2021, Sewer Tap-In for 5101 Lincoln Way East, Paetow Recreational Facility.

The ZO presented Greene Township Resolution No. 9-2021, Sewer Tap-In for 5525 Lincoln Way East, related to the Randy's Lawn Care Final Land Development Plan. The Plan proposes the construction of two storage buildings for the landscaping business and will generate one EDU. GTMA and the Borough of Chambersburg have both signed off on the Sewage Planning Module. 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 Resolution No. 9-2021, Sewer Tap-In for 5525 Lincoln Way East, Randy's Lawn Care.

Supervisor Corwell reminded the Board that each year, the Township provides funding to the four local fire departments to be used for the maintenance and/or purchase of fire apparatus. Supervisor Corwell stated that each of the departments has provided their 2020 financials to the Township, and he recommended release of the 2021 apparatus contributions. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to release the 2021 apparatus contributions to the local fire departments as follows: Fayetteville Volunteer Fire Department \$10,000, Franklin Volunteer Fire Company \$10,000, Pleasant Hall Volunteer Fire Company \$5,000 and West End Fire & Rescue \$5,000.

Supervisor Corwell presented a request from Pleasant Hall Volunteer Fire Company (PHVFC) for an additional \$5,000 donation towards the purchase of a new ambulance. He noted that PHVFC planned on purchasing a new apparatus in 2020, but that was delayed due to Covid-19. Supervisor Corwell stated that he spoke to the chief a few weeks ago and confirmed that this will be a new truck; the next one will only be a box replacement to keep the cost down. 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 a \$5,000 donation to Pleasant Hall Volunteer Fire Company for the purchase of a new ambulance.

The Chairman presented a letter from the Franklin County District Attorney's office requesting their annual donations from local municipalities. Based on the 2010 census population, Greene Township's annual contribution is \$8,062.47. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to provide the annual contribution to the Franklin County Drug Task Force in the amount of \$8,062.47.

The Solicitor reported that Judge Myers has not made a decision regarding the Jaindl matter. He also explained that Roll-R-Way filed an appeal of the UCC Notice, but after speaking to their council, he convinced her that the appeal was not necessary and they withdrew the appeal. In the process, Clem Malot performed an inspection of the facility and found a few items that need taken care of. Those items were forwarded to Roll-R-Way's council, and once the items are corrected, Clem will re-inspect. The Solicitor noted that he believes Roll-R-Way will probably submit a Conditional Use, but has not yet done so. He also reported that he worked on an electronic signature for online forms, and that has been complete.

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 29479 through 29519 and four ACH transactions to be paid from the general fund, check numbers 3722 through 3729 to be paid from the liquid fuels fund, and check number 2233 to be paid from the electric light fund.

The Chairman adjourned the meeting at 12:45 pm.

Respectfully submitted,

Secretary