

May 11, 2021
Chambersburg, PA 17202
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, May 11, 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	Gina Griffith
	Travis L. Brookens	Gregory Lambert	
	Shawn M. Corwell (via telephone)	Daniel Bachman	

Visitors: See list

The Chairman called the meeting to order at 7:00 pm. He welcomed everyone and noted that the meeting will be recorded for accuracy purposes.

The Engineer presented a bid tabulation sheet for the tennis and pickle ball courts project. The bids were processed through PennBid and opened at 3:00pm this afternoon. Five bids were received and David H. Martin was the lowest bidder with a bid price of \$263,240.75, followed by AAA Paving & Excavation with a bid price of \$270,219.04. Chuck Strodoski, a consultant with YSM would like to review the bids and make a recommendation to the Board in the next several days. On a motion by Travis Brookens, seconded by Shawn Corwell, and by a vote of 3-0, the Board unanimously voted to table the awarding of the bids for the tennis and pickle ball courts project to allow the consultant time to review the submitted bids; the announcement of the award will be at the next Regular Board of Supervisors meeting scheduled on May 25, 2021 at noon.

The Minutes of the April 27, 2021 regular meeting shall stand approved as presented and will become part of the official record.

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

The Zoning Officer (ZO) presented the Consideration of Request for Review Time Extension for the Renninger 2 Lot Final Subdivision Plan. This is the first extension for the plan and this request will extend the current deadline from May 23, 2021 until August 23, 2021. On a motion by Travis Brookens, seconded by Shawn Corwell, and by a vote of 3-0, the Board unanimously voted to grant the request for the review time extension for the Renninger 2 Lot Final Subdivision Plan from May 23, 2021 until August 23, 2021.

The ZO presented the Highlands of Greenvillage Stormwater Revision to the previously approved final subdivision plan. The NPDES Permit for the project expired and when the applicant resubmitted, they were subject to new regulations for a portion of the development on Sutherland Court. The Township Solicitor explained that raingardens involve a higher level of maintenance than a typical stormwater facility, so what is being required for three of the lots is that a note be placed on future deeds that draws attention to the raingardens and the additional maintenance responsibilities, as well as a note on the subdivision plan itself. A separate stormwater operations and maintenance agreement will also be put on record for each of these lots that will get picked up in a title search notifying future lot owners of the extra maintenance responsibilities. The ZO noted that a copy of the revised plan was submitted to Guilford Water Authority and Greene Township Municipal Authority for their review and they determined that the proposed grading changes will not affect any of their utilities. The Engineer and Planner's comments are in the packets for review, the NPDES Permit was approved by DEP, and the plan was staff reviewed by the Planning Commission and they have recommended approval of the plan. The Engineer addressed the Board and explained that the original stormwater design incorporated on-lot infiltration beds which have been held over on fourteen (14) of the lots. Two rain gardens are used on three (3) centrally connected lots in order to satisfy water quality requirements for the NPDES permit. The applicant has completed extensive soil testing on these lots and verified that the infiltration trenches previously proposed are adequate for these remaining lots.

He noted that after reviewing the plan, he has found that it complies with the Township Stormwater Management Ordinance and therefore recommends approval of the plan. Supervisor Brookens asked any of the rain gardens have been constructed at this point and if any bonding is required. The Engineer stated that nothing has been constructed and the bonding is already in place. Supervisor Brookens asked if there is an assurance that the rain gardens will get built to specifications either through Land Use permitting or Occupancy Inspections. The Engineer explained that on lot systems are checked when the Township completes an Occupancy Inspection. Shawn Hernandez with Shelly, Witter and Fox stated that Dan Ryan Builders will be constructing the homes and they have been very involved in communications about the operation maintenance agreements so they are well aware of what they need to construct. He noted that he, as the designer, will do an inspection to assure that the facilities have been constructed as designed. On a motion by Travis Brookens, seconded by Shawn Corwell, and by a vote of 3-0, the Board unanimously voted to grant approval of the Highlands of Greenvillage Stormwater Revision to the approved final subdivision plan as presented.

The Zoning Officer presented the 1 Lot Final Land Development plan for Silla Brands, LTD, located in the Highway Commercial (HC) zoning district along Sunset Blvd. East. The applicant proposes placement of a 14' x 40' detached accessory storage structure to be used for storage of materials used in conjunction with the business, as well as an 18' x 20' canopy addition to the front for the purpose of pickups from UPS and FedEx. There will be no additional utility connections required, but copies of the plan were sent to Greene Township Municipal Authority and Guilford Water Authority for informational purposes only. The Franklin County Conservation District reviewed the Erosion and Sedimentation Control Plan and deemed it adequate, and the Franklin County Planning Commission has reviewed the plan with no comment. The project will not generate any new peak hour trips, therefore there will be no Transportation Impact Fee due. The Planning Commission reviewed the plan and discussed the parking setback from the canopy and the plan that was presented at that time was revised and now there is no parking within 10 ft. of the canopy. They recommended approval of the plan subject to the canopy parking issue being addressed. Glenn Shetter, Chairman of the Planning Commission, addressed the Board and stated that he was the one who raised the issue about the setback from the canopy, and asked if has been determined that the canopy is part of the building? The Zoning Officer explained that the canopy has been deemed part of the building and parking must stay at least 10 ft. from the structure. The Planner and Engineer's comments are in the packets for review (attached). The Engineer stated that he has reviewed the plan and has found it to comply with the Stormwater Management Ordinance and he recommends approval of the plan. On a motion by Travis Brookens, seconded by Shawn Corwell, and by a vote of 3-0, the Board unanimously voted to grant approval of the Silla Brands 1 Lot Final subdivision plan as presented.

The Zoning Officer (ZO) presented the Monthly Zoning Report for April 2021 for informational purposes and it shall stand approved as presented and become part of the official record.

The Township Engineer presented an escrow refund for the Kirk Reed, 3 Lot Final Subdivision / Lot Addition Plan. The Township originally required \$1,500.00 in escrow and \$493.00 were the fees that were expended leaving a refund balance of \$1,007.00 which should be returned to Kirk Reed. On a motion by Travis Brookens, seconded by Shawn Corwell, and by a vote of 3-0, the Board unanimously voted to authorize the refund of escrow fees for the Kirk Reed, 3 Lot Final Subdivision / Lot Addition Plan in the amount of \$1,007.00 payable to Kirk and Lorraine Reed as presented.

The Chairman presented the proposal to compile bid documents for two culvert replacements on Coldsmith Road and White Church Roads from ECS Mid-Atlantic LLC. A copy of the proposal is included in the packets for review. The Township just recently received the permit for the two culvert replacements

from DEP, so the next step in getting these projects completed is to put them out for bid. The Engineer stated that spoke to the Project Manager, Vince Humenay and they are willing to use PennBid for this project, which will attract a larger number of bidders. He suggested setting a bid date of June 22. The Chairman stated that there are potential frog breeding grounds in the proximity of one of these projects which puts a time frame on when the construction can begin. Due to that restriction, that raises the question of whether both of these projects can be completed at the same time, or if they will have to be completed at separate times. There is also the possibility of two different contractors winning the bid unless both culverts are bid together. The Engineer stated that it seems more economically efficient to bid the projects together and let the contractor work out the dates that they will be prohibited from working. On a motion by Travis L. Brookens, seconded by Shawn Corwell, and by a vote of 3-0, the Board unanimously voted to approve the proposal for professional services to allow bid documents for two culvert replacements on Coldsmith and White Church Roads through ECS Mid-Atlantic, LLC in the lump sum cost of \$22,500.00 for the preparation of bid documents and construction phase services.

The Chairman presented the consideration to authorize the signature of the funding commitment letter to PA DCED for the MTF grant awarded for the North Chambersburg Improvements Project, Phase II. The Township was awarded some monies for the Fifth Avenue extension portion of the North Chambersburg Improvement Project Phase II, which incorporates a couple round-a-bouts into the Fifth Avenue extension, thanks to DCED and Representative Kauffman for his assistance in getting this grant awarded. The letter is included in the packets for review, which is a commitment from the Township on behalf of that grant for our match in the funding that has been provided. This letter is the award pledge to provide our portion of the remaining funds for the project. On a motion by Travis Brookens, seconded by Shawn Corwell, and by a vote of 3-0, the Board unanimously voted to authorize the Chairman to sign the Funding Commitment Letter to PA DCED for the MTF grant award for the North Chambersburg Improvement Project Phase II.

Supervisor Brookens stated that with park maintenance, pavilion rentals, and field rentals increasing, the Township is hiring a seasonal employee. The Park Manager interviewed the potential employee last week, and his name is Nathan Beam, a high school student from Shippensburg. He will start in general park maintenance at the rate of \$11.00 per hour with no benefits. On a motion by Todd Burns, seconded by Shawn Corwell, and by a vote of 3-0, the Board unanimously voted to hire Nathan Beam as a seasonal park employee, with the start date of May 12, 2021, at the starting wage of \$11.00 per hour with no benefits.

The Solicitor stated that he still cannot report to the Board that there has been a decision from Judge Myers from Franklin County Court of Common Pleas regarding the Jaindl case.

On a motion by Shawn 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 29532 through 29558 and five ACH transactions to be paid from the general fund; check numbers 3730 through 3734 from the liquid fuels fund; and check number 223 and one ACH transaction to be paid from the electric light fund.

The Chairman adjourned the meeting at 7:45 pm.

Respectfully submitted,

Secretary