

Supervisor Brookens presented a recommendation letter provided by Yost Strodoski Mears (YSM) regarding the Greene Township Municipal Park Phase 2 – Tennis Court Improvement Project. The letter summarizes the five bids received and recommends awarding the contract to the lowest bidder, David H. Martin Excavating (Martin). Supervisor Brookens noted that the Township has used Martin in the past for other park projects and that they have provided the necessary paperwork for bonding and insurance. The Township Engineer concurred that Martin has done great work in the past. He noted that there was some discussion about the Township doing some of the earth work to save on costs, but Martin has the equipment to do it more efficiently and it probably makes more sense to award the entire project to them. The Engineer stated that at the pre-bid meeting, it sounded like Martin would be using AAA Paving for the paving, and they have experience doing tennis courts. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to award the Greene Township Park Phase 2 – Tennis Court Improvement Project to David H. Martin, in the amount of \$263,240.75, as presented.

The Zoning Officer (ZO) presented a request for waiver of Greene Township Code 85-51.A, Requirement to Construct Sidewalks, for the Aquatic Environment Consultants Final Land Development Plan. The property is located along Farm Credit Drive, off of Route 11. The request notes that there are no other sidewalks along Farm Credit Drive, and little to no pedestrian traffic is expected. 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 Aquatic Environment Consultants 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 letter submitted by Cumberland Valley Business Park (CVBP) regarding the transportation impact fee for building #2 of the Oak Grove project. The letter explains that the preliminary plan was for a 43,200 SF building and the impact fee was established at \$17,078.40, but on the final plan the building size was reduced to 30,250 SF and the impact fee was not changed. The ZO presented a memo from HRG, Inc. providing a breakdown of the transportation impact fees based on square footage of the buildings. CVBP is requesting that the transportation impact fee be reduced to \$11,958.84 based on the new building size. The ZO explained that CVBP did not catch this when the final plan was submitted but realized it when applying for the land use permit. The ZO noted that the math provided in their letter is correct, and the impact fee would be \$11,958.84 based on the new size of the building. The Solicitor advised that the Traffic Impact Fee Ordinance should be reviewed to make sure that a change like this can be made to an approved plan. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to table the request to adjust the traffic impact fee for CVBP Oak Grove to allow the Solicitor to review the Ordinance.

The ZO presented the Kohler 1 Lot Final Subdivision/Lot Addition Plan, located off of Coldspring Road, at the intersection of Coldspring and Brookens Roads. The plan proposes to subdivide a portion of the property and convey it to the rear property as a lot addition. The property is in the R2 zoning district. The Franklin County Planning Commission (FCPC) reviewed the plan with no comment, and the Non-Building Waiver was sent to Pennsylvania DEP. The ZO stated that the plan was staff reviewed on behalf of the Greene Township Planning Commission (GTPC) and he recommends approval. The Township Engineer and Planner comments were minimal and have been addressed. 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 Kohler 1 Lot Final Subdivision/Lot Addition Plan as presented.

The ZO presented the Renninger 1 Lot Final Subdivision Plan, located off of Lincoln Way East in Fayetteville, just east of the entrance into Greene Knolls. The plan proposes the subdivision of one lot that currently has two dwelling units. The homes pre-dated the zoning ordinance and are non-conforming

structures. The property is part of an estate, and the applicant wishes to settle the estate but is having trouble doing so with two dwellings on one piece of land. The purpose of the subdivision is to break the property into two pieces such that there is a dwelling on each property. There is an existing lot to the rear, which needs to have access to it; the plan provides an easement to access that lot from Lincoln Way East. The ZO stated that the applicant did go to the Zoning Hearing Board (ZHB) and was granted relief from the setback requirements to be able to divide the property. The front portion of the property is in the HC zoning district and the rear is in the R1 zoning district. The FCPC reviewed the plan with no comment. The ZO noted that the plan was provided to Greene Township Municipal Authority (GTMA) and Guilford Water Authority (GWA); both properties are currently served by public sewer and water. A Non-Building Waiver was submitted to PA DEP. The ZO noted that the Engineer and Planner comments have been addressed. The Solicitor reviewed the easement agreement regarding the access to the back lot, and a copy will be included with the plan. 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 Renninger 1 Lot Final Subdivision Plan as presented.

The ZO presented the Ortega 1 Lot Final Land Development Plan, located off of Mount Pleasant Road. The plan proposes the placement of an additional dwelling unit on the property. The ZO explained that the current dwelling is served by an on-lot septic system, and the new dwelling will be served by GTMA; a copy of the plan has been provided to them. Both properties will obtain water from an on-lot well. The Sewage Enforcement Officer was out to the property and determined that the current septic system is functioning properly. The ZO noted that the plan was provided to the FCPC, PennDot and the Franklin County Conservation District. The ZO stated that the plan will generate one peak hour trip in zone 5 and will require a \$1,529 transportation impact fee. The applicant is requesting the one time exemption for the recreation impact fee. The Engineer and Planner comments are provided in the Board members' packets and have all been addressed. The Engineer noted that there is a small rain garden proposed to capture the runoff from the driveway and it seems adequate. 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 Ortega 1 Lot Final Land Development Plan with the condition that a traffic impact fee in the amount of \$1,529 be posted at the time of land use permit application.

The Solicitor reported that there has not yet been a decision on the Jaindl appeal. He noted that he received a complaint on behalf of the Township for the Kilbride car accident litigation. That has been deferred to the insurance company, who has yet to assign counsel. The Solicitor introduced Natalie Nye. She is a summer intern working with him and a law student at Drexel. The Chairman welcomed Natalie.

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 payment of invoices as follows: check numbers 29561 through 29586 and four ACH transactions to be paid from the general fund, check numbers 3735 through 3740 to be paid from the liquid fuels fund, and check number 2235 to be paid from the electric light fund.

The Chairman adjourned the meeting at 12:47 pm.

Respectfully submitted,

Secretary