

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, October 26, 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	Sam Wisner	Lindsay Loney
	Travis L. Brookens	Gregory Lambert	
	Shawn M. Corwell	Daniel Bachman	

Visitors: See list

The Chairman called the meeting to order at noon, advised that the meeting will be recorded for accuracy purposes and asked visitors to please sign in.

The Minutes of the Regular Meeting held October 12, 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 Zoning Officer (ZO) presented the RCI Investments 6 Lot Final Subdivision Plan, located off Rocky Spring Road in the R1 zoning district. The Plan proposes a residential subdivision for six single family dwelling units. Four of the lots utilize one driveway and the other two lots have individual driveways onto Rocky Spring Road. The properties will be served by Greene Township Municipal Authority (GTMA) for sewer and have on-site wells to supply water. The Franklin County Planning Commission reviewed the Plan with no comment. GTMA approved the plan, provided a bond in the amount of \$125,400 be posted. PA DEP approved the Sewage Planning Module in November 2020. The Franklin County Conservation District has issued the NPDES permit. The ZO noted that the Board previously approved a sidewalk waiver for the Plan with the requirement that the sidewalks be shown on the Plan, and they have been. The Board also approved a waiver regarding the 200 foot maximum length for panhandle lots. The Plan is located in traffic service area 1 and will generate 6 new trips for a total traffic impact fee of \$13,200. The recreation impact fee due will be \$4,500. The ZO stated that he reviewed the Plan on behalf of the Greene Township Planning Commission and his only comment is in regards to the right of way shared access maintenance agreement; he recommends that the Township Solicitor review it. The Township Engineer reviewed his comments, noting that the Plan involves an elaborate stormwater system with a combination of infiltration basins and rain gardens. He stated that he believes the stormwater bond estimate in the amount of \$51,652.15 is adequate and he recommends approval, provided the bond is posted. The Solicitor asked if the property owners are responsible for the stormwater facilities on their individual lots; the Engineer responded that they are. Lance Kegerreis (the applicant's engineer) noted that because GTMA is requiring a performance bond for the new public sewer, Affordable Excavating would like to build the sewer prior to the Plan being recorded. However, they are having a hard time getting the pipe. They are hoping to get the sewer in and convert the performance bond to a maintenance bond with GTMA prior to posting the stormwater bond with the Township. The Chairman asked Mr. Kegerreis if site distance coming out of the driveways is adequate. The Township Engineer noted that he was a little concerned about the one driveway to the south. Mr. Kegerreis responded that the driveway is as far away from the crest of the hill as possible; because of the wetland area, it can't be moved any further. He also noted that the speed limit is not posted on Rocky Spring Road, which would make it a 55 mph road, and it is not a 55 mph road. He noted that the applicant intends to install hidden driveway warning signs at the extreme east and west of the development. The Chairman stated that it will be important that the two driveways on either end are constructed as shown on the Plan. After some discussion, the Chairman recommended that the Township should perform a speed study on Rocky Spring Road so that a speed limit can be posted. 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 RCI Investments 6 Lot Final Subdivision Plan with the following conditions: 1) a stormwater bond in the amount of \$51,652.15

be posted prior to the Plan being released, 2) a traffic impact fee in the amount of \$13,200.00 be paid at the time of Land Use Permit application, 3) a recreation impact fee in the amount of \$4,500.00 be paid at the time of Land Use Permit application, 4) the driveways are constructed as shown on the Plan and 5) the Township Solicitor is satisfied with the driveway maintenance agreement.

The Township Engineer presented a request for release of the stormwater bond for Burkman Enterprise, a 2 lot subdivision located at the end of Audubon Court. He noted that the homes have not been built, but the stormwater construction, which consists of a raingarden and basin, is complete. He stated that he has inspected it and recommends that the stormwater bond be released. 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 stormwater bond letter of credit for Burkman Enterprise in the amount of \$33,347.71.

The Chairman noted that for the last several years, the Township has provided an annual donation to the Ragged Edge Swim Club in the amount of \$1,000.00 and recommended that the Board release the funds at this time. 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 release of the annual donation to the Ragged Edge Swim Club in the amount of \$1,000.00.

Supervisor Corwell presented a list of tools provided by West End Fire and Rescue that they would like to purchase for their new squad. The total cost for the small tools is \$5,254.78; Supervisor Corwell noted that there are enough funds remaining in the budget for this donation. 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 donation to the West End Fire and Rescue for the purchase of tools for the new squad in the amount of \$5,254.78.

The Solicitor informed the Board that there was a procedural error by Jaindl on the appeal that they filed with the Commonwealth Court. They only filed one appeal and should have filed two; the court gave them some time to correct that error and he anticipates that they will do so.

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 29917 through 29938 and four ACH transactions to be paid from the general fund, check numbers 3780 through 3784 to be paid from the liquid fuels fund, and check number 2246 to be paid from the electric light fund.

The Chairman adjourned the meeting at 12:27 pm.

Respectfully submitted,

Secretary