

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

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 November 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 Zoning Officer (ZO) presented a request for waiver of Greene Township Code 85-51.A, Requirement to Construct Sidewalks, for the Mann Investments Preliminary Land Development Plan. The Plan proposes placement of storage units on a property located off Olde Scotland Road and bounded to the south by Valley View Drive. The applicant is requesting a waiver because no sidewalks are currently present on adjoining properties. The applicant has shown the sidewalk location on the Plan. The ZO explained that the property has limited access to it; it will be accessed through the hotel parking lot, and there was a previous subdivision done to grant access. Supervisor Brookens asked what the Ordinance states as far as sidewalk location, and the ZO responded that it does not specify other than that it needs to be within the right of way of the street. The Chairman asked if the hotel parking lot will be the only access to the property, and the ZO responded that it will be. He also noted that according to the Plan documents, the entire site will be fenced in. The Chairman expressed that this will most likely not become a destination point anyway; most people going to a storage unit are going to drive, not walk. He also stated that because of the residential development behind the site, it would be better not to encourage pedestrian traffic to and from the storage units. This particular property is basically locked in due to the development and I-81 ramp, so a sidewalk is a moot point. 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 Mann Investments Preliminary 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 85-38.A, Block Length, for the Scot Greene Estates Preliminary Subdivision Plan. The Plan is the final phase of the development, and will extend St. Andrews Drive and connect to a stub street across from Muirfield Drive that was left from the prior development phase. There will be a new internal street called Burkdale Drive. The Township Ordinance states that the maximum block length for a new development is 1,200 feet, and the longest block length for the proposed development is approximately 2,300 feet. The applicant's engineer, Lance Kegerreis, further explained the reason for the request to the Board. He showed on the map that St. Andrews Drive makes a loop with one cross street. In order to meet the Code, a second cross street would need to be added but it would have no homes fronting it or driveways accessing it and would serve no purpose other than to meet the Code. It would be one more street and intersection for the Township to maintain. The Township Engineer noted that the proposed layout does not deviate from what is presently in Scot Greene. The Chairman added that the Township really does not want a short 600 foot street to maintain that serves no purpose. Supervisor Corwell asked what the distance is between fire hydrants; Mr. Kegerreis responded 400 feet, which is 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 grant the waiver of Greene Township Code 85-38.A, Block Length, for the Scot Greene Estates Preliminary Subdivision Plan.

The ZO presented a request for waiver of Greene Township Code 85-38.D, Pan Handle Length, for the Scot Greene Estates Preliminary Subdivision Plan. The applicant is requesting a waiver of 85-38.D(1), which states that the handle portion of the lot must be at least 50 feet wide and 85-38.D(3), which states that the handle portion shall not be longer than 200 feet. Mr. Kegerreis explained that the lots bordering the existing portion of Scot Greene were offered to existing property owners; some chose to purchase lots and some did not. What is left is an odd piece of land with just a 50 foot access point to it (25 feet on each lot). There are four lots affected by this – 117, 118, 119 and 120. Only one lot does not meet the pan handle length requirements, lot 117 is 217 feet. Mr. William Bunting (resident of 3592 Fox Hill Drive) expressed that he would be interested in purchasing the property behind his home (lot 41), and Mr. Bill Fabritius (resident of 3536 Fox Hill Drive) stated that he would be interested in purchasing the lot(s) adjacent to him (lot 117 and 118). He asked if those are duplex lots, to which Mr. Kegerreis replied it is one building, two units. Mr. Kegerreis said that he will let D.R. Horton know that they are interested in purchasing lots. Mr. Fabritius asked if the HOA for the new subdivision will affect him. Mr. Kegerreis explained that he will not be a part of the HOA, but due to his driveway being a shared one, he will be contacted and be a part of the agreement related to the maintenance of that driveway when the time comes. The agreement will spell out who owns the right of way, who has access to it, who is party to it and who is required to maintain it. The Chairman noted that will happen down the road as part of the land development plan; this is just a preliminary plan. Mr. Bunting pointed out that there are sidewalks shown on the Plan and asked if his property would be affected by that; Mr. Kegerreis replied that the applicant is not requesting a waiver of sidewalks, so sidewalks will be installed on all new streets as a part of this Plan, including beside his property. Supervisor Brookens noted that this is only a preliminary plan and the Board is only reviewing two waiver requests at this point. Mr. Kegerreis agreed and explained that the Planning Commission hasn't even reviewed the Plan yet; they will do so at their December meeting and probably again in January so it most likely won't get to the Board for approval until at least February. 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 85-38.D, Pan Handle Length and Width, for the Scot Greene Estates Preliminary Subdivision Plan with the condition that a Right of Way Maintenance Agreement be drafted for the Solicitor to review and that the agreement shall be recorded with the land development plan.

The Township Engineer informed the Board that a Public Hearing needs to be scheduled and advertised for a proposed ordinance to place a stop sign at the intersection of Crestwood Drive and Belmont Way. The developer should have everything together for the roads to be dedicated at the next meeting (December 14th) and the stop sign ordinance would need to be done after the dedication is done. After some discussion it was determined that Greene Township Code 85-44.B states that no offer of road dedications may be accepted by the Township during the months of November, December, January, February or March. Therefore the proposed ordinance will need to be postponed until April.

The Chairman presented a proposal from Service Supply Corporation for a walk behind asphalt saw. He explained that the saw currently owned is not adequate to cut the necessary depth for the type of roadwork that needs done. The walk behind method is much safer and easier for the road crew to use. The proposal is state contract pricing and the total cost is \$7,392.28. 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 purchase of a walk behind saw from Service Supply Corporation off state contract in the amount of \$7,392.28.

The Chairman presented a proposal from Stephenson Equipment for a 2022 Bomag Roller. The quoted Costars price is \$38,900.00. The roller is 39 inches, which is slightly larger than the 36 inch roller that the Township currently owns. He noted that the plan is to keep the current roller to be used at the park; it is a 2001

but it is the perfect size and condition for use on the fields. 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 purchase of a 2022 Bomag Roller from Stephenson Equipment off state contract in the amount of \$39,900.00.

The Chairman presented the 2022 preliminary budget for Board review. He noted that the revenue is projected to be just under \$7 million, which is increased from previous years due to ARP funding and grants that will be received in 2022. Realty transfer fees are slightly increased due to the movement in the real estate market. Earned income and landfill fees are expected to remain steady. The Chairman noted that there are no significant increases in projected expenses and they are broken down as a percentage of the budget as follows: Administrative – 18%, Public Works – 30%, Public Safety – 20% and Parks/Recreation and Donations – 30%. The Chairman pointed out that the services provided to the Township residents will remain the same for 2022, such as bulk days, brush and leaf collection, compost facility, winter maintenance, etc. He also noted that this is the forty second year that there has been no property tax assessment within Greene Township. The only taxes that Township residents pay are to the County and the School District. 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 2022 Greene Township Preliminary Budget and set the date of December 28, 2021 at the regular meeting for the adoption of the final budget. The preliminary budget will be available for 30 days at the Township office for review.

The Solicitor thanked the Board for their patience during his leave of absence and said it is good to be back. He reported that he is still waiting on a briefing schedule from the Commonwealth Court on the Jaindl appeal. It has been delayed because Jaindl filed one appeal rather than two.

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 29986 through 30016 and five ACH transactions to be paid from the general fund, check numbers 3788 through 3793 to be paid from the liquid fuels fund, and check number 2247 to be paid from the electric light fund.

The Chairman adjourned the meeting at 1:15 pm.

Respectfully submitted,

Secretary