

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, January 11, 2022 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 7:00 p.m., advised that the meeting will be recorded for accuracy purposes and asked visitors to please sign in.

The Minutes of the Regular Meeting held December 28, 2021 shall stand approved as presented and become part of the official record.

The Minutes of the Re Organization Meeting held January 3, 2022 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) stated that the Monthly Zoning Office report is not ready for tonight's meeting. He will present that and the Yearly Zoning Report at the next meeting. He did note that it was a pretty busy year, and there were more land use permits issued than in the previous year. He does anticipate some more residential plans in the coming year and noted that most of the current developments are pretty well built out.

The ZO presented a request for waiver of Greene Township Code 85-18.A and 85-20.A, which states that the map scale shall be no smaller than 1" = 100', for the Clarence Carty 1 Lot Preliminary/Final Subdivision Plan, a large farm located off Rocky Spring Road. The Plan proposes to subdivide a lot containing an existing mobile home from the large farm tract. The ZO explained that the waiver is for two code sections because one is for a preliminary plan and the other is for a final plan. Because this is a simple plan, the preliminary and final are being done together. The applicant requested that because the parent tract is so large, it is necessary to use a scale of 1" = 400' to show the entire lot on the Plan. Due to the circumstances, the Planner had no objections to the waiver. 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 85-18.A and 85-20.A for the Clarence Carty 1 Lot Preliminary/Final Subdivision Plan.

The ZO presented a request for review time extension for the Paetow Final Land Development Plan, an indoor recreation facility located along Lincoln Way East. The applicant's engineer is still working with PennDOT to obtain the Highway Occupancy Permit for the entrance out onto Route 30. The applicant is also working with Guilford Water Authority regarding the water line. The traffic impact fee is still being calculated. This will be the third extension for the project, but it is moving forward. The current deadline is January 15, 2022. 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 Paetow Final Land Development Plan, commencing January 15, 2022 and extending through April 15, 2022.

The ZO presented a request for review time extension for the Wilson College Final Subdivision/Lot Addition Plan. The Plan proposes to convey a piece of property to Menno Haven. The majority of the property is in the Borough of Chambersburg, but a small portion is in the Township, so the Plan requires approval from both. The Plan has been approved by the Borough of Chambersburg and once everything is signed, it will be ready to come to the Township Board for approval. The current deadline is January 19, 2022 and this is the first extension. 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 review time extension for the Wilson College Final Subdivision/Lot Addition Plan, commencing January 19, 2022 and extending through April 19, 2022.

The Chairman presented a quote for a new Volvo L90H Wheel Loader, which would replace the current John Deere 644 Wheel Loader. The quote provides the Costars discount and includes the following attachments: 3.5 yard hook bucket, 3.5 yard tooth bucket and a set of forks. The Chairman noted that the Township does not currently have any forks, so there is a need for those. By purchasing a Volvo, the attachments would be compatible with the other Volvo machines already owned. The quote includes a trade in value of \$55,000.00 for the John Deere 644 and its attachments. The total purchase price after discounts and trade in is \$190,216.00, and this has been accounted for in the 2022 budget. If the purchase is authorized, the Township could take possession in April. The Chairman explained that the salt brine tank machine is designed to be used with the John Deere, so some adjustments would need to be made to the tank to make it work with the Volvo. Supervisor Corwell expressed that it is definitely time to replace the John Deere; there is a lot of rust in the cab. Supervisor Brookens concurred and noted that it is used quite often; it is twelve years old and has 5,500 hours on it. 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 purchase of a Volvo L90H Wheel Loader from Highway Equipment & Supply Company in the amount of \$190,216.00 (Costars pricing), as presented.

The Chairman informed the Board that employee reviews were conducted at the end of 2021, and his recommendation would be to keep the benefits the same and increase wages by 3%, with a few employees being slightly more than that. Supervisor Brookens noted that is what was budgeted for 2022. 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 wage increases for Township employees for the year 2022.

The Solicitor reported that he received an email from an attorney at Barley Snyder who is working with a firm out of Philadelphia that does tax assessment appeals. They had attempted to contact Welton Fischer, so this has been in the works for a while. Mr. Snyder contacted him in regards to a tax assessment appeal for Highlands of Greenvillage. The appeal goes back to lower the assessed value starting January 1, 2017 and has reductions for each subsequent year through 2022. The Solicitor has been asked to sign the stipulation to settle. The school district and Franklin County have already agreed to it. The Chairman gave the Solicitor permission to sign the stipulation since the Township has no tax and the school district and County have already signed.

The Solicitor stated that he spoke to the ZO prior to the meeting about HR Recycling. The ZO will issue a notice of violation tomorrow based on the Zoning Code. A letter was received from DEP stating that "the department has reviewed the complaints and found that the municipal codes established within the municipality handle complaints of such nature". The Solicitor noted that this type of enforcement needs action from as many angles as possible, and he would like the Board's approval for him (or the Board) to contact DEP and the state representative about this; the Board concurred. The ZO noted that a zoning violation is only a civil complaint, while a solid waste violation is criminal with a \$1,000 per day fine. The Solicitor added that a zoning violation will take months to get in front of a judge and a solid waste violation

is criminal, but only a summary offence. Supervisor Brookens added that the response received by the state is unacceptable, and the Solicitor concurred.

The Solicitor reported that he received Jaindl's brief yesterday, and the Township's will be due early February. Supervisor Corwell asked when PSATS has to file their brief. The Solicitor responded that theirs should be due the same time as the Townships, and he forwarded Jaindl's brief to Scott Coburn as soon as he got it. The Solicitor stated that he is continuing to work on the 997/11 PennDot issue; he and the Township Engineer will be conducting a site visit to the area so that he can see the area to better understand the situation. The Solicitor thanked the Board for engaging him as Solicitor for another year.

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 30102 through 30116 and five ACH transactions to be paid from the general fund and check number 2251 to be paid from the electric light fund.

The Chairman adjourned the meeting at 7:34 pm.

Respectfully submitted,

Secretary