

March 8, 2022
Chambersburg, PA 17202
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, March 8, 2022 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202.

Present:	Todd E. Burns	Dan 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 pm, advised that the meeting will be recorded for accuracy purposes and asked visitors to please sign in.

At this time, the Chairman opened the Public Hearing scheduled for this date, time and place to review and consider Proposed Greene Township Ordinance 2022-1 to amend Ordinance 2021-4 due to an error in numbering. Section 42-5 remains the same from the existing ordinance and 42-6 and 42-7 are corrected. The Solicitor asked if the Ordinance was advertised in the Public Opinion. The Secretary did not have the exact date, but confirmed it was advertised greater than 10 days ago, but not more than 60 days ago, as required by the Code.

The Chairman closed the Public Hearing at approximately 7:03 pm and then convened the Regular Meeting by entertaining a motion to adopt Greene Township Ordinance 2022-1. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to adopt Ordinance 2022-1 to amend Ordinance 2021-4, as presented.

The Chairman announced that the Board held an Executive Session prior to the meeting to discuss potential litigation issues within the Township. No action was taken.

The Minutes of the Regular Meeting held February 22, 2022 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. Glenn Shetter inquired if the Township still has jurisdiction over the Park and Ride along Route 997. The Chairman replied that PennDOT is supposed to be maintaining that now. Mr. Shetter stated that there has been an older motorhome parked at the site for two weeks, and he believes they are living in it. The Chairman responded that the Township has spoken to the owner, who says the motorhome broke down and he is waiting on parts to have it repaired. The Township also notified PennDOT. Mr. Shetter asked if the Planning Commission minutes could be posted on the Township website, just as the Regular Board Meeting minutes are. The Board responded that would not be a problem.

The Zoning Officer (ZO) presented the Monthly Zoning Report for February 2022 for informational purposes. He noted that one Zoning Hearing Board (ZHB) application was submitted in February by Kevin Patterson, who is appealing the ZO's decision to issue a Land Use Permit for the construction of a 30' by 30' garage addition on a neighboring property located at 1500 Walker Road. That ZHB meeting is scheduled for March 29, 2022 at 5:30 pm. The Monthly Zoning Report shall stand approved as presented and become part of the official record.

The ZO presented a request for review time extension for the Roman Final Subdivision Plan. This will be the third extension for the Plan, and the current deadline is March 19, 2022. The ZO noted that he met with one of the family members last week and was told that the Plan depicts a lot that is labeled as a "deed of easement" and there is some question as to what exactly that is. The holder of the "deed of easement" and the Roman family are working on some legal questions surrounding that deed. The ZO explained that the owner

of the property had committed to a deed of easement in lieu of a payment for \$25,000. The subdivision plan depicts the “deed of easement” as a separate lot; it has building setbacks shown. However, this “deed of easement” area does not meet the minimum lot size requirements. The ZO stated that once that is worked out, he expects to see a revised plan and the process can move forward. Supervisor Brookens asked the Solicitor what his opinion is on perpetual time extensions. The Solicitor responded that first of all, it is not the applicant’s job to ask the Board for a time extension; it is the applicant’s giving the Board a time extension. If the Board is not inclined to accept the time extension, then a decision has to be made to approve or disapprove the Plan. There needs to be good reason to disapprove a Plan; if the applicant is diligently moving forward then there is no reason to not accept the time 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 request for review time extension for the Roman Final Subdivision Plan, commencing March 19, 2022 and extending through June 19, 2022.

The ZO presented the Clinton Burkholder 1 Lot Final Subdivision Plan, located off Letterkenny Road just outside of the old Letterkenny Army Depot. The Plan proposes to subdivide approximately 3 acres off of the 130 acre farm property. The owner does not want to maintain the existing property, but does want to maintain the farm land. The piece to be subdivided off has an existing dwelling, barn and pond. The Board previously granted a waiver in regards to plan scale due to the size of the property. The on lot septic system has been reviewed by the Sewage Enforcement Officer. A non-building waiver was provided to DEP. The Plan was staff reviewed by the ZO on behalf of the Planning Commission, and he does not have any comments. The Planner’s comments have been addressed. The Township Solicitor reviewed the right of way and maintenance agreement for the driveway to be used by Burkholder and the owner of the property. The Township Engineer stated that it is a simple plan and he has no comments. Supervisor Brookens asked if there are any recreation or traffic impact fees with the Plan. The ZO responded that there are no traffic impact fees because the Plan does not propose any new dwelling units, and there is a note on the Plan that applicant is claiming the one time exemption for the recreation impact fee. 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 Clinton Burkholder 1 Lot Final Subdivision Plan as presented.

The Engineer presented a change order for the White Church Road and Coldsmith Road culvert replacement contract. He explained that on White Church Road, the stream has to make a severe bend to get into the box culvert. It was noted at the job conference that in order to properly armor the bank, additional rip rap and poured concrete will be necessary; the cost is \$2,216.00. The second part of the change order is for Coldsmith Road, and it includes adding rip rap and poured concrete to build a berm along one side down to the stream. The Engineer noted that it was always a priority to protect the road from the stream during flooding, and if this isn’t done now it will need done in the future anyway. In order to complete this work, the contractor would need to divert the stream back further. The total cost is \$9,085.00. The Chairman added that when the original contract was written, this was recognized as something that would need to be done. However, there was difficulty estimating the amount of materials needed due to the location of a gas line and the current berm. Prior to excavation, it was difficult to tell how much of the existing berm would need to be removed and therefore difficult to put a price on the materials that would be needed. He agreed with the Engineer that if this is not done now, it will need done later to keep the flooding off of the road. The Chairman added that the unfortunate part is that originally, the Township wanted to realign the culvert under the road so it was more of a perpendicular inlet rather than on the corner of the road. That would have enabled the Township to relocate the stream and eliminate the flooding problem. However, due to the cost and length of time associated with DEP’s permitting process, it was determined that it was best to leave the culvert in place. If the Township would have gone through with the original plan to move the culvert, the cost would have been much greater than the \$9,085.00 for this change order. 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

Change Order Number 1 for the White Church Road and Coldsmith Road culvert replacement contract in the amount of \$11,301.00 as presented.

The Chairman reported that the annual PSATS convention will be held in Hershey, PA the week of April 25th, so there would not be a quorum available for the meeting that week. There are no deadlines for that meeting. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to cancel the Regular Board of Supervisors Meeting for April 26, 2022.

The Chairman presented a request from the Fayetteville Volunteer Fire Department (FVFD) for a letter of acknowledgement from the Township for a Gun and Cash Bash Drawing to be held on May 14, 2022. The event is to be held on their property (101 West Main Street, Fayetteville). Because they do not have a liquor license and are applying for a one-time license for the event, the Pennsylvania Liquor Control Board requires a letter from the Township acknowledging the event. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to provide a letter to the Fayetteville Volunteer Fire Department acknowledging their event on May 14, 2022 for the Liquor Control Board.

Supervisor Corwell presented a proposal from Global Data Consultants (GDC) to provide IT services for the Township. He noted that if approved, this will be the Township's third year working with GDC, and the price has remained the same each year. In prior years, the contract included 65 hours of on-site services and anything beyond that would be billed at an hourly rate. This year, GDC has agreed to unlimited on-site services. The Chairman noted that GDC has done a good job; initially there was some high employee turnover, but that seems to have been worked out. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to accept the proposal from Global Data Consultants to provide IT services from April 1, 2022 through March 31, 2023 in the amount of \$14,098.50.

The Solicitor reported that he received a notice from the Commonwealth Court that they did not receive sur-reply briefs from the Zoning Hearing Board (ZHB) or the Flohr's regarding the Jaindl appeal, so they gave them two weeks to file. Once that time period is up, he should receive a notice of oral argument. He reported that on March 29th, he will be present for the HR Recycling hearing in the morning and the ZHB appeal in the evening. The Chairman informed the Solicitor that he would like to look at abandoning a few roads in the Township, so he would like to talk about the process for that. There are a few roads that only serve one home and would probably not meet the standards today for a Township maintained road.

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 30229 through 30257 and seven ACH transactions to be paid from the general fund, check numbers 3817 and 3818 to be paid from the liquid fuels fund and check numbers 2257 and 2258 and one ACH transaction to be paid from the electric light fund.

The Chairman adjourned the meeting at 7:43 pm.

Respectfully submitted,

Secretary