

April 12, 2022
Chambersburg, PA 17202
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, April 12, 2022 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202.

Present: Todd E. Burns Gregory Lambert Lindsay Loney
 Travis L. Brookens Dan Bachman
 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.

The Minutes of the Regular Meeting held March 22, 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) presented the Greene Township Planning Commission (GTPC) 2021 Annual Report for informational purposes. The Solicitor stated that the GTPC is required to provide this report to the Board annually. The report shall stand approved as presented and become part of the official record.

The ZO presented the Monthly Zoning Report for March 2022 for informational purposes. The report shall stand approved as presented and become part of the official record.

The ZO presented a request for review time extension for the Paetow Final Land Development Plan. This will be the fourth extension for the project, and the current deadline is April 15, 2022. The Plan is making progress; the building size has recently been reduced and the impact fee was recalculated. 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 April 15, 2022 and extending through July 15, 2022.

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 Lawrence Grove 1 Lot Final Subdivision Plan. The property is located off Wagner Road, and the Plan proposes to subdivide a portion of the property off. Due to the property's size, the plan is shown at a scale of 1" = 200'. The ZO pointed out a shaded area on the residual parcel and explained that it is reserved as a nitrate recharge area. An easement has been established and is noted on the Plan. This concept has been reviewed by the Township's Sewage Enforcement Officer (SEO) and PA DEP. 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 Lawrence Grove 1 Lot Final Subdivision Plan as presented.

The ZO presented the Lawrence Grove 1 Lot Final Subdivision Plan, located off Wagner Road. All appropriate agencies have been provided the Plan and either approved it or made no comment, as noted on the review sheet provided to the Board and attached to the Minutes. The Township Solicitor has reviewed and approved the Right of Way Agreement. The Solicitor recommended that a separate recorded easement agreement should be part of the plan recording so that the Grove residential tract has an easement over the agricultural tract for the recharge area. He noted that often times when properties are sold, the plan notes get lost in the process of preparing a new deed. Sometimes the plans are scanned for retention, and the notes become too hard to read. It is good practice to have a separate document for these easement agreements. 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 Lawrence Grove 1 Lot Final Subdivision Plan and recommends a second easement for the recharge area.

The ZO presented the Jeff Shields 1 Lot Final Subdivision Plan, located off White Church Road. The Plan proposes to subdivide a lot containing a residential dwelling from the remaining parcel. Access will be through a Right of Way, and the Township Solicitor has reviewed the Right of Way and Maintenance Agreement. The area is currently served by Greene Township Municipal Authority and Guilford Water Authority. All appropriate agencies have been provided the Plan and either approved it or made no comment, as noted on the review sheet provided to the Board and attached to the Minutes. The property is located in transportation service area six and will generate one new peak hour, for a total impact fee of \$964.00. A note has been placed on the Plan that the one time recreation fee exemption is being claimed. The Township Engineer stated that he is satisfied with the stormwater system provided on 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 Jeff Shields 1 Lot Final Subdivision Plan, with a traffic impact fee in the amount of \$9640.00 due at the issuance of the land use permit.

The ZO presented the Mann Investments, LLC 1 Lot Final Subdivision Plan, located off Olde Scotland Road in the Highway Commercial zoning district. The Plan proposes construction of five structures with individual storage units, a larger storage building and a parking area. A sidewalk waiver was previously granted by the Board. The property will be accessed through the hotel parking lot. The area is serviced by Greene Township Municipal Authority and Guilford Water Authority; however, the Plan does not propose hookup to these services. The sewage planning was previously approved when the original subdivision was done. The NPDES permit has been issued by the Conservation District. The GTPC reviewed the Plan and recommended approval subject to the comments being addressed. The project is in transportation service area four and will generate twelve new peak hours, for a total traffic impact fee of \$26,340.00. All appropriate agencies have been provided the Plan and either approved it or made no comment, as noted on the review sheet provided to the Board and attached to the Minutes. The Township Engineer confirmed that all of his comments have been addressed. He is satisfied with the stormwater bond estimate he received in the amount of \$238,260.00. He noted that screening to the residential neighborhood is provided with arborvitae, which is included in the bonding. A 50 foot buffer zone has been provided for any MS4 work that may need done along Phillaman Run in the future. Supervisor Corwell stated that the residents on Valley View Drive have expressed concern regarding the lighting and screening. The Engineer for the applicant stated that the lighting consists of wall packs only, and they will most likely be motion-sensor so they will not be on all night. The Township Engineer noted that the hotel lighting will most likely be seen before the storage unit lights. Supervisor Brookens asked if adding the use of the storage facility to the hotel access will affect how PennDOT classifies the driveway due to the increase in use. Both the Township Engineer and the applicant's engineer responded that it would need to be a significant increase, and adding the storage buildings would not increase it that much. 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 Mann Investments, LLC 1 Lot Final Subdivision Plan with the following conditions: a stormwater bond in the amount of \$238,260.00 be posted prior to the Plan being released and a traffic impact fee in the amount of \$26,340.00 be paid at the issuance of the first land use permit.

The Solicitor presented Township Resolution 10-2022, explaining that the Township has been granted \$1,873,369.56 in federal funds through the American Rescue Plan Act of 2021. To date, the Township has received half of those funds and anticipates the other half to be received later this spring.

This Resolution states that the Township is recognizing receipt of the funds and will be taking advantage of the standard allowance for revenue replacement. 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 Township Resolution 10-2022, authorizing the receipt and use of funds received under the American Rescue Plan Act of 2021.

The Chairman presented Township Resolution 11-2022, Opportunity Avenue Deed of Dedication. He explained that the end of Opportunity Avenue is a cul-de-sac and has been maintained by LIDA for a number of years. The road is complete and LIDA is now offering it to the Township as a Deed of Dedication. The Solicitor noted that LIDA's resolution is attached as "Exhibit B"; the deed with original signature has been delivered to the Township. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to adopt Township Resolution 11-2022, Opportunity Avenue Deed of Dedication.

The Engineer presented two change orders for the Park Tennis and Pickle Ball Courts Project. He explained that the Board had previously approved Change Order No. 4, which was to add redoing the bank in back of the tennis courts. That Change Order did not include imported topsoil or the manpower to spread the topsoil. The two change orders presented this evening are for the imported topsoil and the labor to spread the topsoil. The Engineer recommends approval of both change orders. 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 following Change Orders provided by David H. Martin for the Park Tennis and Pickle Ball Courts Project: Change Order No. 7 in the amount of \$7,668.00 and Change Order No. 8 in the amount of \$1,276.50 as presented.

The Chairman presented two proposals to seed and fertilize the Corker Hill property. The first quote is from David H. Martin Excavating in the amount of \$6,565.00 and the second is from Quality Turf Unlimited in the amount of \$5,635.00. Both quotes are for the same scope of work. 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 proposal from Quality Turf Unlimited to seed and fertilize the Corker Hill property in the amount of \$5,635.00.

The Engineer presented a request for release of a stormwater bond posted by Aquatic Environment Consultants. He explained that the Plan was approved by the Board approximately one year ago, with a stormwater bond due prior to release of the Plan. The Engineer confirmed that he has inspected the site, and they have installed all the stormwater facilities required by the Plan, which mostly consists of piping that carries the water to a basin located on the Kegerreis property. The Engineer stated that he recommends release of the bond, which is held in the form of cash. 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 release of the stormwater bond for the Aquatic Environment Consultants, Inc. in the amount of \$25,950.87, check made payable to William Kirkpatrick.

The Engineer presented to the Board an update on the Township's MS4 Plan. He explained that the Township applied for and received a grant from the South Mountain Partnership; those funds are being used to help pay for a draft plan, prepared by HRG, Inc., to clean up a portion of Phillaman Run. The Engineer added that the Township recently found computer software to keep track of the BMPs, which will be a big help on the record keeping side of things. Supervisor Corwell added that the software will be on an iPad that will be used in the field. The software allows up to four different forms to be used; the information can be input out in the field and then transferred to a computer back in the office. This software

is compatible with the software on the office computers. The software will cost approximately \$3,000.00 for up to three users and is not reimbursable through the grant. Supervisor Brookens asked what the state requirements are for reportin; the Engineer responded that an annual report is done each September.

The Solicitor reported that he received as-built drawings for the intersection of Route 997/11 from PennDOT. The drawings were reviewed by TPD, and no material difference was found between the drawings and the intersection design. The Township Engineer stated that just this morning he received an invitation from the PennDOT inspector to set up a meeting on April 27th at 9:30 am to discuss concerns with the intersection. The Franklin County Conservation District (FCCD) has told PennDOT that they will not even come to a field meeting until they have a Notice of Termination in hand. The Solicitor suggested that the Township Engineer call FCCD to request a meeting himself.

The Solicitor reported that in regards to the Dupert stormwater issue, he has prepared a draft memo for the Board to review on the Second Class Township Code section regarding clearing drains. Ms. Dupert has placed stone around the stormwater drain, which has clogged the drain. Supervisor Brookens asked what the recourse is for something like this; the Solicitor responded that it is a summary offense, so she would be liable for the cost of clearing the drain. The Chairman added that the Township has already cleared the drain a few times at no cost to her. Supervisor Brookens asked if she would also be liable for damages caused to a neighboring property; the Solicitor responded that would be up to the neighbor.

The Solicitor stated that the Patterson appeal to the Zoning Hearing Board on March 29th was continued to April 19th at 5:30 pm. He added that the attorneys for the two parties were talking prior to the hearing, and he is hoping that they will work something out and the April 19th hearing won't need to happen. The HR Recycling hearing is scheduled for June 22nd. The Lincoln Dell creek encroachment hearing is May 5th at 11:00 am. The Carolyn Martin hearing regarding junk cars is scheduled for March 24th, but that will change if she files a notice to defend.

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 30317 through 30352 and six ACH transactions to be paid from the general fund, check number 3826 through 3828 to be paid from the liquid fuels fund and one ACH transaction to be paid from the electric light fund.

The Chairman adjourned the meeting at 8:13 pm.

Respectfully submitted,

Secretary