

May 24, 2022
Chambersburg, PA 17202
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, May 24, 2022 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202.

Present: Todd E. Burns Gregory Lambert Gina Griffith
 Travis L. Brookens Dan Bachman
 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 Chairman opened the floor for public comment. Mr. Thomas Rine, Fire Chief for Pleasant Hall Volunteer Fire Company (PHVFC) presented the quarterly report for the fire department. A copy of the report was provided to all three supervisors. He noted some highlights from the report which includes following: Their Rescue Engine will be 20 years old in 2023 and is in need of repair work and some upgrades to the lights, which will cost approximately \$35,000.00; the number of man-hours for the Fire Company prior to mid-May includes 2,380 fundraising hours, 780 department training hours, 231 fire call response hours, and 235 EMS call response hours with a total of 3,686 man hours so far in 2022. The total fire call responses prior to mid-May is 99, and the total ambulance call responses is 221 with a total of 330 calls so far in 2022, which averages out to 2.5 calls per day. PHVFC has also responded to 52 EMS calls and 14 Fire and Rescue calls in Greene Township so far in 2022. Mr. Rine reported that PHVFC has hired 2 additional staff members to fill in the gaps in staff coverage. He also reported that PHVFC has partnered with Red Cross and their community smoke detector program which provides free smoke detectors to communities. The Chairman thanked the Chief for the services that PHVFC provides.

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

The ZO presented the 1 Lot Final Subdivision / Lot Addition Plan for Mark Helman on Greenwood Forest Road located in the R1 Zoning District. All appropriate agencies have been provided copies of the Plan and either approved it or made no comment, as noted on the review sheet provided to the Board (copy also attached to Minutes). The Engineer and Planner have reviewed the plan and also recommended approval of it. 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 1 Lot Final Subdivision / Lot Addition Plan for Mark Helman.

The ZO presented 72 Lot Final Subdivision Plan for Scot Greene / D.R. Horton, Phase I, located in the R-1 Zoning District at the rear of the Scot-Greene development. The Plan proposes construction of two family semi-detached dwelling units as part of Phase I. All appropriate agencies have been provided copies of the Plan and either approved it or made no comment, as noted on the review sheet provided to the Board (copy also attached to Minutes). The Transportation Impact Fee for Phase I has been set at \$90,082.80 and will be divided equally among the 72 units; the Recreation Impact Fee has been set at \$54,000.00 and will also be divided equally among the units for a total of \$750.00 per unit. The Township Engineer stated that he is in receipt of a stormwater bond estimate in the amount of \$1,051,431.65 which he finds to be an adequate amount. The revised plan addresses his previous comments and he therefore recommends approval of the plan. Supervisor Brookens asked if the neighbors' concerns have been resolved and Mr. Lance Kegerreis of Dennis E. Black Engineering explained that the majority of the neighbors' concerns will be addressed in Phase II, with the exception of Mr. William Bunting who lives on Fox Hill Drive and borders lots 41 and 42 (Phase I). He explained that Mr. Bunting's only option to purchase additional land would be to purchase an entire lot because there is not extra available square footage for a lot addition; but

since Phase I consists of duplex dwellings, the only option for him would be to purchase both lots 41 and 42. Mr. Bunting stated that he cannot afford to buy two (2) lots, but was hoping to buy a portion of lot 41 and then lot 42 could be enlarged for a single family dwelling. He Contacted Mr. D.R. Horton, but has not received a call back. Supervisor Corwell asked if the cemetery issue has been taken care of and Mr. Kegerries explained that there is an agreement that the Boro of Chambersburg will be the owner of that cemetery because it will give them access their underground electric lines from the landfill. It is set up that if something would change at the last minute and the Boro does not take ownership of the cemetery, the homeowners association will take over ownership of 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 Scot Greene / D.R. Horton Phase I, 72 Lot Final Subdivision Plan with the condition that the stormwater bond in the amount of \$1,051,431.65 is posted, the traffic impact fees for Phase I in the amount of \$90,082.80 is posted, the recreation fee in the amount of \$54,000.00 is posted, the sewer bond in the amount of \$272, 150.00 is posted, and the water bond in the amount of \$507,000.00 is posted.

The Township Engineer presented Township Resolution 13-2022 which is a deed of dedication for portions of Crestwood Drive and Belmont Way in the Saddle Ridge Development. The developer has flushed the stormwater out of the inlet boxes and cleaned up the piping which is part of the dedication, and they are in the position to set the Resolution. The Solicitor will establish a Public Hearing at the next meeting for both the Resolution for the speed limit and the Ordinance for the stop sign. The Solicitor stated that the original deed of dedication signed by Dan Ryan Builders is numbered 12-2022, but that is incorrect and it should be changed to 13-2022. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to adopt Township Resolution 13-2022 for portions of Crestwood Drive and Belmont Way Deed of Dedication, and that the 18 month guarantee time for the performance of the road is in place, as well as the bond being posted in favor of the Greene Township Supervisors in the amount not less than 15 percent of the cost of construction.

The Solicitor noted that the HR Recycling and Carolyn Martin enforcement hearings are scheduled for on June 22, 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 authorize the payment of invoices as follows: check numbers 30417 through 30444 and two ACH transactions to be paid from the general fund, check numbers 3835 through 3839 to be paid from the liquid fuels fund check number 2263 to be paid from the electric light fund.

The Chairman adjourned the meeting at 12:37 pm.

Respectfully submitted,

Assistant Secretary