

August 9, 2022
Chambersburg, PA 17202
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, August 9, 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 July 26, 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 Monthly Zoning Report for July 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 Wellspan Preliminary Land Development Plan. The current deadline is August 16. An email received from the applicant's engineer agrees to a 60-day extension, but also states that the extension runs through November 16, which is 90 days. The ZO stated that he expects a revised plan to be submitted tomorrow addressing the comments from the Township Planner, Engineer and Franklin County Conservation District. The Greene Township Municipal Authority and Guilford Water Authority have already approved the Plan and the Sewage Planning Exemption was mailed to PA DEP today. In regards to the contradictory extension times in the email, the Solicitor suggested extending through November 16 since it is a "date certain". 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 Wellspan Preliminary Land Development Plan, commencing August 16, 2022 and extending through November 16, 2022.

The ZO presented a request for review time extension for the Grand Point Crossing, Phase IIC Final Subdivision Plan. The current deadline is August 10, and the extension would run through November 10. The ZO stated that the only outstanding item is a Right of Way and Maintenance Agreement for the three lots that share one driveway. 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 Grand Point Crossing, Phase IIC Final Subdivision Plan, commencing August 10, 2022 and extending through November 10, 2022.

The ZO presented a request for waiver of Greene Township Code 101-5, 30 Foot Setback from Well to Building Foundation, for Tom Bollinger of 834 Pine Stump Road. The ZO explained that Mr. Bollinger recently applied for a Land Use Permit to add a garage addition. When he went to issue the permit, he noted that the proposed addition encroaches on the required well setback by approximately 8 feet. The Code requires the building foundation to be 30 feet from the well; the proposed distance is 22 feet. The ZO stated that the Board has granted similar waivers in the past. The Chairman stated for the record that he is recusing himself from commenting or voting on this item. Supervisor Corwell asked if the garage meets the other setback requirements; the ZO replied that it does. Supervisor Brookens asked if any conditions were placed on prior waivers approved like this. The ZO replied that he did go back and look at

previous requests and each one was unique and handled differently. He did find one similar request, and it was approved with no conditions in place. Supervisor Brookens stated that this Ordinance is quite old and was probably written to be consistent with state regulations or industry standards; it might be worth looking to see if any standards have changed since it was written. The Engineer concurred and added that he believes some of the standards may have changed. The ZO also agreed and noted that some are DEP requirements and some are common standards from the American Water Works Association. The Solicitor asked Mr. Bollinger if it would be possible to direct the downspouts and gutters to one side of the garage, away from the well. Mr. Bollinger replied that yes, he plans to have the builder tie the downspout into the existing one which drains out to the front yard. The Solicitor noted that would achieve the purpose of the Ordinance, which is to keep pollutants out of the well. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 2-0-1 (Todd E. Burns abstained), the Board voted to grant the request for waiver of Greene Township Code 101-5, 30 Foot Setback from Well to Building Foundation, for Tom Bollinger of 834 Pine Stump Road with the condition that the downspouts discharge away from the existing well.

The ZO presented the Bradley Roach 1 Lot Final Subdivision Plan, located at the cul-de-sac of Whinstone Way. A previous owner had combined lots 57 and 58. Their residence was on lot 57 and they wanted to construct a pool on lot 58. Due to Township regulations, a pool cannot be constructed on a lot that does not contain a dwelling. As a result, the owners decided to combine the lots. The property has since been sold, and the new owner wishes to separate the lots as they originally were. A large pool house was built with the pool, and they intend to convert that into a single-family dwelling. The Greene Township Municipal Authority (GTMA) and the Guilford Water Authority (GWA) both approved the Plan. The Sewage Enforcement Officer (SEO) indicated that a Non-Building Waiver would not be required given that both properties are already connected to sewer. The ZO reviewed the Plan on behalf of the Planning Commission and recommends approval. The Planner's comments have all been addressed. The Engineer stated that it is simply putting things back the way they originally were and he recommends approval. The Chairman asked if the pool house has separate sewer and water connections. The ZO replied that yes, it is already connected to both but not with stand-alone connections. When GWA and GTMA reviewed the Plans, they both had some changes that they would like made since the lots would now be under separate ownership. Supervisor Corwell asked if that has been done yet, and the ZO replied that it has not been done but the Plan shows that it will be. Supervisor Brookens asked if the pool house meets the definition of a dwelling unit. The ZO stated that he has not been in the dwelling so he cannot answer that. He added that he spoke to the applicant's wife earlier today and she said that they planned to attend the meeting; however, they are not present. The Solicitor reviewed the notes on the Plan and pointed out that while there is a note stating that lot 58 has to be connected to public water and sewer, it does not specify an "independent" connection is required. The Solicitor also expressed concern for making sure the pool house is converted into a dwelling in a reasonable amount of time. Supervisor Brookens noted that it would not be able to be occupied legally until it has been converted and inspected. The Solicitor pointed out that if the applicant were present, these questions could be answered. The ZO stated that the Board has until the first meeting in September to make a decision on the Plan. The applicant was hoping to have the Plan approved at tonight's meeting because they are scheduled to close on the sale of lot 57 next week. The Solicitor pointed out that they cannot move into the property on lot 58 until it is converted into a dwelling, which requires a kitchen and bathroom. There is no way for the Board to know if those renovations have been done because the applicant is not here to answer the questions. He suggested having Clem Malot check if the conditions of a dwelling have been met on the pool house before approving the Plan; there is not sufficient information to approve it at this point. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to table the Bradley Roach 1 Lot Final Subdivision Plan.

The Chairman stated that two grant applications have been received for the Greene Township Mini Grant Program. Pleasant Hall Volunteer Fire Company (PHVFC) submitted an application for the purchase of new radios and Fayetteville Athletic Association (FAA) submitted an application for fencing and

backstop repairs. Supervisor Corwell explained that the radios being used by most of the fire and EMS departments were purchased almost 20 years ago. They are starting to go bad and it is difficult to find replacement parts. In addition, the County radio system has changed over the years and the old radios will eventually not be compatible with the new system. A quote for three radios is included with the grant application, and the total is \$25,000. Supervisor Corwell explained that these radios are more expensive because they are compatible with Cumberland, Franklin and Adams County; PHVFC services all three counties. These three radios will be used for the EMS side. PHVFC has applied for a grant through County to purchase approximately fifteen more radios for the fire department side. Supervisor Corwell stated that he went on the IRS website and confirmed that PHVFC is listed as a non-profit. The Chairman presented FAA's application and explained that the current fencing at the facility has created safety issues and needs replaced. The total amount requested is \$25,000 and the total project cost is \$30,000. The Chairman confirmed that all requested documentation has been provided with the grant application, including the 501(c)(3) form. Supervisor Brookens and Supervisor Corwell both expressed that these are good projects and they will benefit the residents of Greene 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 grant approval of the following grant applications: 1) Pleasant Hall Volunteer Fire Company in the amount of \$25,000 to be used for the purchase of three new radios with the condition that a 501(c)(3) tax form is provided and 2) Fayetteville Athletic Association in the amount of \$25,000 to be used for the backstop and fencing project.

The Engineer presented a request from Susquehanna Area Regional Airport Authority (SARAA) for reimbursement of the Stormwater Bond and associated escrow balance being held by the Township. He explained that in 2019, the Board approved the Franklin County Regional Airport Stormwater Management Plan with the condition that a Stormwater Bond be posted until the project was complete. The Engineer confirmed that the project is complete, the taxiway has been constructed and he was out to the site to inspect. He is happy with the stormwater management facilities and recommends release of the insurance bond in the amount of \$239,135.12. The Engineer reviewed the escrow account with the Board, explaining that when the Plan was approved in 2019 a portion of the escrow was refunded, but \$1,000 was retained for future inspection fees. The Township has incurred \$300 in fees, and \$700 should be refunded to SARAA to close out that account. 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 release of the Stormwater Bond for the Franklin County Regional Airport Stormwater Management Plan in the amount of \$239,135.12 and the remaining escrow balance in the amount of \$700.00.

The Solicitor reported that the Jaindl oral argument will be September 12, 2022 at 1:00 pm. The HR Recycling and Carolyn Martin MDJ decisions were both filed today in the Franklin County Court of Common Pleas. The HR Recycling UCC matter was rescheduled to September 1, 2022 at 10:00 am due to the judge being sick.

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 30570 through 30598 and seven ACH transactions to be paid from the general fund, check numbers 3849 through 3851 from the liquid fuels fund and check number 2268 and one ACH transaction to be paid from the electric light fund.

The Chairman adjourned the meeting at 7:48 pm.

Respectfully submitted,

Secretary