

August 23, 2022
Chambersburg, PA 17202
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, August 23, 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 noon, advised that the meeting will be recorded for accuracy purposes and asked visitors to please sign in.

The Minutes of the Regular Meeting held August 9, 2022 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. Resident Rebecca Velez of 4 Shadow Lane addressed the Board to voice concerns about the weeds growing in between the curb and the street in the Dan Ryan development. She explained that she is having trouble removing them because they are deep rooted. When she called the office a few weeks ago, she was told that it is her responsibility as the homeowner, but she believes that it should be the Township's. The Chairman responded that it is the Township's responsibility to maintain the roads and they will come take a look and potentially spray them. Ms. Velez thanked the Board.

Lieutenant Jamie Brumbaugh introduced himself as the new station commander at the Chambersburg State Police Barracks. He spent the majority of his career in Dauphin County and a short stint as a Sargent in Chambersburg several years ago. He informed the Board about a new Akada program, which is a public facing database that gives information on crashes, crime, etc. He asked if the Board had any issues to bring to his attention; Supervisor Corwell responded that most of the complaints received by the Township are traffic related and when he contacts the Barracks he always gets a great response. The Chairman asked if the training events at the shooting range are scheduled. Lieutenant Brumbaugh responded that the trainings typically occur in the spring and fall, but there may be occasions when special trainings are needed.

The Zoning Officer (ZO) presented the Bradley Roach 1 Lot Final Subdivision Plan, located at the cul-de-sac of Whinstone Way. This Plan was tabled from the last meeting due to questions the Board had about the dwelling on one of the lots to be subdivided. The purpose of the Plan is to re-subdivide lots 57 and 58. These lots were previously combined by a prior owner to construct a pool and large pool house. The new owners would like to separate the lots and plan to sell lot 57 and renovate the pool house into a single family dwelling to live on lot 58. The ZO explained that the Board had questions regarding the status of the dwelling on lot 58; Mr. and Mrs. Roach are present to answer those questions today. Mr. Roach stated that at this point it is part garage and part dwelling. The plan is to convert to a single-family dwelling and add an attached three-car garage. Supervisor Corwell asked if it has a separate water and sewer connection. Mr. Roach stated that it is presently connected to lot 57 but they have been in contact with the Greene Township Municipal Authority (GTMA), Guilford Water Authority (GWA) and electric supplier about separating the connections and that process has been started. Supervisor Brookens asked what the timeframe is for the structure to be converted. Mr. Roach responded that the contractor has told him it will be approximately six months before construction is started. They plan to sell lot 57 and rent elsewhere until the home on lot 58 is complete. The Solicitor suggested that the Board could approve the Plan subject to all utilities being connected separately from lot 57 (electric, sewer, water) and a certificate of occupancy would be required prior to the dwelling being occupied. Supervisor Corwell made a motion to approve the Bradley Roach 1 Lot Final Subdivision Plan with the following conditions: 1) utilities for lot 58 (electric, sewer, water) will be terminated from lot 57 prior to recording of the Plan, 2) land use permit will be obtained for the construction, 3) lot 58 will not be occupied until a Certificate of Occupancy is issued. Mrs. Roach explained that they are to settle on the

sale of lot 57 this Friday, which means that the Plan needs to be recorded this week. They have an agreement with the purchasers that they will continue to live there until September 15th. Therefore, the power would need to remain in their name during that time. Mr. Roach added that they have things stored in the garage on lot 58 that need to be climate controlled and they have to close the pool, which requires electricity. Terminating electricity this week would make it impossible to close the pool. He asked if it would be possible to require the electric to be terminated by September 30th instead of prior to plan recording, as they need the plan recorded this week in order to settle on Friday. It was suggested that Mr. and Mrs. Roach post a \$1,000 bond to guarantee that the utilities will be disconnected by September 30th. Mr. and Mrs. Roach agreed that would be acceptable. Supervisor Corwell withdrew his original motion and made a new motion, which was seconded by Travis L. Brookens, and unanimously approved by a vote of 3-0. The Board unanimously voted to approve the Bradley Roach 1 Lot Final Subdivision Plan with the following conditions: 1) all utilities (water, sewer, electric) for lot 58 will be severed from lot 57, 2) lot 57 will have stand alone connections for water, sewer and electric, 3) a bond will be posted in the amount of \$1000 to guarantee disconnection of all utilities from lot 57 on or before Sept 30th 4) there will be no occupancy of lot 58 until a Certificate of Occupancy has been obtained.

The ZO presented the Wellspan Health 1 Lot Preliminary Land Development Plan, located at the intersection of Kohler and Walker Roads. The Plan proposes to subdivide the property and construct a medical office building, approximately 30,000 square feet. The property is located in the transitional commercial zoning district, with a portion located in the exit 17 overlay area. The building will be accessed from the existing shopping center as well from Kohler Road. The Plan proposes parking in the front and rear as well as a stormwater area. The Plan proposes connection to the Borough of Chambersburg for water and sewer, and they have approved the Plan. Sewer will be accessed through GTMA, and they have reviewed and approved the conveyance system. The Sewage Planning Exemption was sent to PA DEP on August 9th. The Conservation District issued the NPDES permit. The Traffic Impact Fee Engineer estimated that the facility will generate 111 new peak hour trips in zone 1 for a traffic impact fee of \$244,200. The Plan was reviewed by the Greene Township Planning Commission and they recommended the Plan be forwarded to the Board following approval from respective agencies, which has occurred. All Engineer and Planner comments have been addressed. The Township Engineer stated that he initially had concerns about the building being constructed prior to the Fifth Avenue improvements and Kohler/Walker traffic signal being complete. However, it has been agreed and noted on the Plan that if construction is done prior to the traffic signal being in place, the office will not open until the traffic signal is operational. In addition, there will be a left turn lane into the facility if Fifth Avenue is not complete. Lance Kegerreis (Dennis E Black Engineering) is the applicant's Engineer and he added that he does not anticipate final plan approval to be ready for submission for a few years. He noted that he has submitted a Land Use Permit application for a digital sign to be placed on the property, which will display community service/healthcare related Wellspan messages. Wellspan settles on the property within a week or two and plans to place a sign on the property soon after. The Solicitor stated that he does not see a problem with issuing a Land Use Permit for a sign once the preliminary plan for the property is approved. 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 Wellspan Health 1 Lot Preliminary Land Development Plan with the condition that the transportation impact fee of \$244,200 be posted at the time of Land Use Permit application.

The ZO presented the Scot-Greene, Phase I, 72 Lot Final Subdivision Plan for re-approval. The Plan was approved on May 24th but has not been picked up and the 90 day approval is set to expire. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to reapprove the Scot-Greene, Phase I, 72 Lot Final Subdivision Plan; all conditions and fees remain in place from the original approval.

The ZO presented Township Resolution 20-2022, Public Sewer Extension for the Kohler Road/Parkwood Drive intersection. A project narrative from the Sewage Planning Module application for Falling

Spring IV is provided in the Board members' packets. The plan is to subdivide three contiguous parcels of land totaling approximately 98 acres. A projection of users has been provided, which includes a mix of residential, retail, hospitality, medical and a movie theater. Projection at full buildout is estimated to be 500 EDUs, which will be conveyed to a pump station and discharged to GTMA facilities. Both GTMA and the Borough of Chambersburg have signed off on the Module. Mr. Kegerreis commented that Falling Spring IV wants to be in control of submitting the application to DEP because they need to include a \$25,000 fee as well as make a few changes for PHMC prior to submission. The ZO noted that this plan is for 500 EDUs and asked what would happen if the development was 75% complete and all 500 EDUs were used up. Mr. Kegerreis responded that a new module or exemption would need to be submitted to continue development. On another note, if the entire development were done and only 250 EDUs were used, the remaining 250 do not go away and DEP will count them as being used for other planning purposes. 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 Greene Township Resolution 20-2022, Public Sewer Extension for the Kohler Road/Parkwood Drive intersection.

The Township Engineer presented a supplement to the contract with HRG for the Kohler and Walker Roads intersection. He explained that the study the Borough requested is complete, but only shows a turn down the southbound lane of I-81. HRG is concerned that it may not fit with PennDOT standards, so further sketches may need to be done. After discussions with HRG, it was determined that they will do one sketch to submit to PennDOT in hopes that they approve it. If that sketch is denied, HRG will sketch two other options with various degrees of road widening and bill on time and material only. The cost of the first sketch to submit to PennDOT is \$16,250. Supervisor Brookens asked if it would be possible to have temporary traffic signals put at the intersection, as was done at the Kohler/Parkwood intersection. The Engineer indicated that he would discuss that with Eric. Supervisor Corwell asked if that could be written into the permit with PennDOT; the Engineer responded that should be reasonable. 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 Supplement #1 to the HRG contract in the amount of \$16,250.

Supervisor Corwell presented a quote from Keystone Ford for a 2023 Ford F-150 SuperCab. He explained that the overdrive transmission in the 2006 F-150 is shot. He reached out to a local Dodge dealer, but they do not participate in CoStars. He also contacted a local Chevrolet dealer, but they are unable to get any trucks in stock anytime soon. As a result, Keystone Ford was the only dealership to offer a CoStars bid. The truck quoted is comparable to the other trucks owned by the Township. A rollout device was added to the truck bed, which will prevent workers climbing in and out of the bed to retrieve items. With the CoStars discount and a fleet discount, the total price less trade in of the 2006 is \$46,023.93. The truck should be ready in 2023, and that price is locked in. 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 purchase of a 2023 Ford F-150 off state contract from Keystone Ford for \$43,023.93.

Supervisor Corwell presented two quotes for a single axle four-wheel drive dump truck chassis. The Board previously approved the purchase of a body. The first quote presented is from Mack for \$182,726.58; that price is not locked in and could go up prior to delivery. The second quote is from International for \$134,399.00. Supervisor Corwell explained that the Township does not own any International trucks. He, the mechanic and road foreman went to Antrim Township to look at their fleet. The mechanic for Antrim Township expressed that they have been happy with their trucks. The International truck would have the same engine and horsepower as the Mack. In addition, it is easier to obtain parts for the International trucks. The previously purchased body will fit on the International or Mack. The price quoted from International may go up by the annual increase, but the salesman said it is rare and will be no more than \$5,000. The truck would be delivered in 2023. 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 purchase of a single axle four-wheel drive dump truck off state contract from International for the price of \$134,399.00.

The Chairman stated that he would like to schedule bids for the annual striping and marking, #2 fuel oil and ultra-low Sulphur diesel contracts. 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 advertisement and receipt of sealed bids for the following contracts: striping and marking, #2 fuel oil and ultra-low Sulphur diesel. Those bids shall be received no later than September 13, 2022 at 3:00pm and will be opened at the regularly scheduled meeting on September 13, 2022 at 7:00pm.

The Solicitor reported that the HR Recycling UCC matter will be held September 1st. The Jaendl oral argument will be September 12th.

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 presented: check numbers 30605 through 30625 and five ACH transactions to be paid from the general fund, check numbers 3852 thru 3855 to be paid from the liquid fuels fund, and check number 2269 and one ACH transaction to be paid from the electric light fund.

The Chairman adjourned the meeting at 1:26 pm.

Respectfully submitted,

Secretary