

September 27, 2022  
Chambersburg, PA 17202  
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, September 27, 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 September 13, 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 Lincoln Dell Camping 2 Lot Final Subdivision/Lot Addition Plan, located off Black Gap Road, across from the Mt. Cydonia sand plant. The property currently consists of two tracts bisected by the Conococheague stream. The purpose of the Plan is to subdivide off a portion to the south and convey it as a lot addition to the campground property to the north. Doing this would create a clearer boundary, separating the property by the stream. The Franklin County Planning Commission (FCPC) reviewed the Plan with no comment. A non-building waiver was submitted to DEP the beginning of August. The Township Planner recommended review of a note regarding a drainage easement allowing access to the Township for MS4 purposes and reiterates any properties within 50 feet of the stream bank cannot be replaced due to flood plain. The ZO stated that he and the Engineer reviewed the note and they are satisfied with it. The Chairman asked if there was recently a zoning violation for one of the tracts. The ZO replied that there was a violation regarding construction within the flood plain but that has been resolved. The Solicitor mentioned that he did not review the note and would like an opportunity to do so because it is possible that he would recommend recording it as a separate document. The ZO noted that the current owner (Lincoln Dell Camping) intends to sell off the campground property upon approval of the Plan. The shaded parcels to the south are owned individually. That area has a roadway system that was put in by the original developer, and it would continue to be owned by Lincoln Dell. The Solicitor asked who maintains those roads. Mike Runyon, the surveyor for Lincoln Dell, responded that he is not sure, but he believes the quarry might. The ZO added that the roads would not meet Township requirements for the Township to take over and maintain. The Solicitor asked if there was an ordinance that would require the owner to maintain the roads. The Chairman noted that the Township has gotten complaints from residents over the past few years requesting that the Township do something or require the owner to do something about the road maintenance. The Solicitor advised that this might be an opportunity to get something in place and recommended that the Board table the Plan for review of these items. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to table the Lincoln Dell Camping 2 Lot Final Subdivision/Lot Addition Plan until the October 11, 2022 to allow the Solicitor and the Board to review the Plan.

The ZO informed the Board a Public Hearing needs to be scheduled for proposed Township Ordinance 2022-5, a zoning amendment to add mini-storage and agriculture equipment sales and service as a permitted use in the zoning district. The Greene Township Planning Commission reviewed the Ordinance earlier this month and had some recommendations. Those have been reviewed and the Ordinance has been amended per their recommendations. A copy of the revised draft has been forwarded to each of the Planning Commission members, and they will review it at their next meeting on October 3<sup>rd</sup>. The updated draft has been sent to the FCPC. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote

of 3-0, the Board unanimously voted to schedule a Public Hearing to be held October 25, 2022 at noon for Proposed Township Ordinance 2022-5 and authorized advertisement of the same.

The Chairman presented the PennDOT 2022-2023 Winter Maintenance Agreement, noting that nothing much has changed from previous years. The Agreement covers approximately 1.50 miles along portions of Walker Road, Kohler Road and Franklin Farms Road. The total amount to be received from PennDOT is \$1,564.01. 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 PennDOT 2022-2023 Winter Maintenance Agreement as presented.

The Township Engineer presented a request from LIDA for the release of a cash bond held by the Township for the CVBP Oak Grove Final Land Development Plan. He explained that the Plan was approved about a year ago for the construction of three shell buildings along Coffey Avenue. The project is well underway; one building is constructed and pads are complete for the other two buildings. The grading on the property is complete and all storm water facilities are in place. LIDA is requesting the storm water bond to be released. The Engineer received as built drawings and certifications. He has inspected the site to verify everything is complete, and he recommends release of the cash bond. The Engineer noted that because two of the buildings have not been constructed yet, the leader drains (roof drains) are not in place. However, that is a minor inclusion and he recommends releasing the full amount. An occupancy inspection will be done when the buildings are complete, so if the drains are not in place at that time, the occupancy permit can be held until they are. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to release the storm water bond for the CVBP Oak Grove Final Land Development Plan in the amount of \$484,217.21 as presented.

The first meeting in November needs to be rescheduled because it falls on Election Day, which is a Township holiday. The Solicitor is available November 7<sup>th</sup> or 9<sup>th</sup>. Supervisor Corwell recommended the 9<sup>th</sup> to allow time for the agenda to be posted 24 hours in advance. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to reschedule the November 8, 2022 meeting to November 9, 2022 at 7:00 pm.

The Solicitor informed the Board that he spoke to the attorney for HR Recycling. He indicated that he was out of town so he has not spoken to Mr. Heck, but he was going to stop by the site today. The attorney said Mr. Heck is cleaning up the site in anticipation of selling it and he does intend on paying the MDJ fines. The Township Solicitor drove by today and said it appears to be better than the last time.

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 presented: check numbers 30673 through 30689 and two ACH transactions to be paid from the general fund, check numbers 3860 thru 3864 to be paid from the liquid fuels fund, and check number 2273 to be paid from the electric light fund.

The Chairman adjourned the meeting at 12:33 pm.

Respectfully submitted,

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Secretary