

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, November 22, 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 November 9, 2022 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. Terry Sutton stated that he and his partner are in contract to settle tomorrow on the Lincoln Dell property, and he was wondering about the status of the Stormwater Easement Agreement. The Solicitor responded that the draft easement was sent to the seller's engineer over a month ago. Just last week, a red-lined copy was returned from the seller's council. The Solicitor stated he was out of town last week. He reviewed it yesterday and plans to discuss it with the Board later in the meeting.

The Zoning Officer (ZO) presented the Grand Point Crossing, Phase IIC Final Subdivision Plan, located off Grand Point Road. The Plan proposes 15 new lots as well as the continuation of Austin Avenue to intersect with Grand Point Road. The Plan was reviewed by the Franklin County Planning Commission with no comments. The Greene Township Municipal Authority (GTMA) reviewed and approved the Plan subject to a \$65,980 bond being posted. The Guilford Water Authority (GWA) also gave approval subject to a \$193,000 bond being posted. The NPDES permit and the sewage planning module were previously approved. The Greene Township Planning Commission reviewed the Plan and recommended approval subject to comments being addressed and approvals from GTMA and GWA. The ZO pointed out that lots 30, 31 and 32 share a driveway, and the Township Planner suggested that the Solicitor review the Right of Way (ROW) and Maintenance Agreement. The Solicitor's only comment was that the ROW should be shaded on the Plan, and that has been done. The Township Engineer recommends approval of the Plan. A bond would need to be posted to cover curbing and roadway work as well as some stormwater piping and inlet boxes. The Engineer reviewed and approved the recommended bond amount of \$211,903.69. Supervisor Corwell asked what the distance is from the Austin Avenue intersection to the top of the hill on Grand Point Road. He was concerned if there would be enough room for drivers to pull out safely. The ZO responded that it is at least 400 feet, and the Engineer responded that there should be plenty of room to see. Supervisor Brookens asked if lot 33 would be accessed by the shared driveway or a private drive. The ZO responded that lot 33 has its own access off Austin Avenue; the shared driveway is only for lots 30, 31 and 32. Supervisor Brookens suggested that maybe lot 33 should be included in the ROW Agreement in case they decide they want to use it. He added that if they are going to be using the drive, they should share in the maintenance and upkeep. Discussion ensued regarding the exact access point for lot 33, whether it should be Austin Avenue, the shared drive, or both. The Solicitor reviewed the ROW Agreement, which specifically referred to lots 30, 31 and 32. He suggested that lot 33 should be added and be required to use that driveway. The ZO responded that then four lots would be using the same driveway and that goes against the Township Code, which says three lots is the maximum. He suggested by leaving the Plan as is, the builder still has the option to request a waiver if they want lot 33 to be accessed by the shared driveway. The Chairman agreed that it would be best to let the builder decide and request a waiver at that time if they choose to. 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 Grand Point Crossing, Phase IIC Final Subdivision Plan with the condition that the following bonds be posted prior

to the Plan leaving the office: 1) sewer bond for \$65,980, 2) water bond for \$193,000, 3) stormwater bond for \$211,903.69

The Engineer presented a request from Randy's Lawn Care for a stormwater bond reduction. The Plan was approved approximately one year ago. The Plan was for a lawncare business located on Lincoln Way East across from Schaff's Mobile Homes. It is a panhandle lot with an equipment building constructed in the rear. When the Plan was approved, a bond of \$18,517.40 was required as security for the construction of two retention basins. Mr. Foreman is requesting that bond be released. The Engineer reported that he performed a field inspection and found 6 inches of water in the bottom of the infiltration basins, which does not meet the requirement that they be dewatered within 72 hours. He found that the basins had been graded in and the 18-inch pipe required by the Plan was in place. Seeding and mulching had been done, but only about 50% coverage was complete in the basin. The Engineer presented the Board with a summary of the work and associated costs as well as a suggested remedy to the drainage issue. He suggests retaining 50% of the seeding and mulching cost since that is only 50% complete. He recommends a bond reduction of \$14,382.40 for the completed work, which leaves \$4,155 retained for work yet to be done. Supervisor Brookens asked if this was a cash bond. The Engineer responded that it is an insurance bond and it expires at the end of the month, so Mr. Foreman will need to get a new one with the new amount. He added that he plans to follow up with Mr. Foreman in the spring when the vegetation has had a chance to grow. 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 reduction to the stormwater bond for Randy's Lawn Care in the amount of \$14,382.40; the Township will retain a bond in the amount of \$4,155.

The Solicitor reported that he did review the Stormwater Easement Agreement after the council for Lincoln Dell made changes, and he is comfortable with it. All changes were minor, which he reviewed in detail with the Board. The Board agreed with the changes and gave approval. The Solicitor noted that the Petition for Allowance of Appeal on the Jaindl matter was filed today. He confirmed that he did receive the LIDA documents from Supervisor Corwell and will review them early next week.

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 30801 through 30819 and six ACH transactions to be paid from the general fund, check numbers 3879 thru 3883 to be paid from the liquid fuels fund, and check number 2278 to be paid from the electric light fund.

The Chairman adjourned the meeting at 12:28 pm.

Respectfully submitted,

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Secretary