

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, December 13, 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 visitors were asked to sign in.

The Minutes of the Regular Meeting held November 22, 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 November 2022 for informational purposes. The report shall stand approved as presented and become part of the official record. He noted that Land Use Permits have dropped off since the fall, and are 30 to 40 permits behind last year.

The ZO presented a request from Mann Investments for a waiver of Greene Township Code 85-40.1.B.1, substitution of required screening. The ZO explained that when the Plan was approved, it showed arborvitae along Valley View Drive. The occupancy inspection was recently done, and it was discovered that while the detail of the screening on page 9 shows vegetative screening, a note on page 3 of the Plan states that an opaque type fence would be provided. The ZO explained that due to setback requirements, a privacy fence would not work along Valley View Drive. Because of that, the Plan was revised to allow vegetation instead. It appears that when the Plan was revised, the note was overlooked and not updated. The ZO explained that the applicant cannot meet the setback requirements without placing the fence in the middle of the paved area around the building. The ZO suggested revising the Plan to remove the fence location detail on page 3. It does meet the screening requirements with the vegetative buffer, and an opaque fence would be redundant. Mr. Mike Runyon of Byers and Runyon Surveying attended the meeting on behalf of Mann Investments. He pointed out that page 9 of the Plan provides the screening detail and only vegetation is shown. He added that there will be a 6 foot security fence around the perimeter of the facility on that side. The vegetative screening is in addition to that and will be between the security fence and Valley View Drive. The ZO added that the vegetative screening in place is as the Plan denotes and the spacing and density is actually a little better than what the Plan shows. The Solicitor noted that procedurally, a waiver of the Code would be incorrect at this point because the Plan has already been recorded. The ZO suggested that a whole Plan set is probably not necessary, but a revised Plan sheet for page 3 should be submitted for approval. The Solicitor suggested that the offending paragraphs should be removed from page 3 and a note should be added indicating that the new page supersedes page 3 of the original plan. The Supervisors would need to approve the changes and it would need to be re-recorded. The important part is that when someone goes to review the Plan at the courthouse, the Plan is complete and accurate. Since no waiver was necessary, no action was taken by the Board.

The ZO presented a request for Sewage Planning Exemption for the Washabaugh Subdivision Plan, a single lot located off Letterkenny Road. The projected sewage flow is one EDU (268 gallons per day). DEP was consulted in regards to the planning exemption versus planning module, and they were agreeable to a planning exemption since it is just a single lot. The Greene Township Municipal Authority and the Borough of

Chambersburg signed off on the exemption. The Sewage Enforcement Officer reviewed it today. Once approved and signed by the Board, he can forward it to DEP. On a motion by Shawn, seconded by Travis, and by a vote of 3-0, the Board unanimously voted to approve the Sewage Planning Exemption for the Washabaugh Subdivision Plan as presented.

The ZO presented the Spirit of Christ Church Subdivision/Lot Addition Plan located at the end of Wenger Lane. The Plan proposes to subdivide a portion of the property east of Wenger Lane for conveyance to the adjacent property owner as a lot addition. The property is in the R1 zoning district. The Franklin County Planning Commission reviewed the Plan with no comment. The Non-building Waiver was submitted to DEP. The Engineer and Planner comments are attached and have all been addressed. The ZO pointed out that the property is bisected by the Greene Township/Hamilton Township line. The greater portion of the property is located in Hamilton Township. They have yet to act on the Plan. It was submitted to Greene Township first since the land is being conveyed to a property located in Greene. The ZO stated that he spoke to the Hamilton Township Secretary, and she is aware of the Plan and does not anticipate much in the way of review. If approved, the Plan will be signed and released to Hamilton Township for their signatures. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Spirit of Christ Church Subdivision/Lot Addition Plan as presented.

The ZO presented the Paetow 1 Lot Final Land Development Plan for re-approval for recording purposes. He noted that the Plan was approved on July 26 but never released from the office. The Plan was approved with the conditions that a Stormwater Bond be posted and a PennDOT Highway Occupancy Permit (HOP) be obtained prior to the Plan being released. The HOP took longer than anticipated, but it is now approved. The bond needs to be posted and the HOP needs to be recorded, which should happen in the very near future. The Plan is still at the Township office and just needs re-approved so that it can be signed again since the 90-day window has expired. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the re-approval of the Paetow 1 Lot Final Land Development Plan for recording purposes; all previous conditions of the approved Plan remain in place.

The Chairman presented a mini grant application from the Cumberland Valley Animal Shelter (CVAS), requesting \$25,000 for the purchase of a used truck. The CVAS provided two quotes for vehicles they are looking at. The Solicitor noted they provided a Pennsylvania Certificate of Registration, but not Articles of Incorporation for the 501(c)(3), and they should provide that prior to the funds being given. The Chairman suggested making that a condition of approval. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the mini grant application for the Cumberland Valley Animal Shelter in the amount of \$25,000 for the purchase of a used truck, with condition that the 501(c)(3) certification is provided.

The Chairman presented a mini grant application from the Fayetteville Volunteer Fire Department, requesting \$25,000 for the purchase of new battery operated rescue tools. A copy of the 501(c)(3) and quotes for tools are provided. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the mini grant application for the Fayetteville Volunteer Fire Department in the amount of \$25,000 for the purchase of battery operated rescue tools.

The Chairman presented a mini grant application from West End Fire and Rescue, requesting \$24,952 for the replacement of hoses and a hose rack. Copies of estimates are provided, but a 501(c)(3) is needed. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board

unanimously voted to approve the mini grant application for West End Fire and Rescue up to \$25,000 for the purchase of hoses and a hose rack, with condition that the 501(c)(3) certification is provided.

The Chairman presented a mini grant application from the Franklin Fire Company, requesting \$25,000 for the purchase of new portable radios. A copy of the 501(c)(3) and quotes for radios are provided. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the mini grant application for the Franklin Fire Company in the amount of \$25,000 for the purchase of portable radios.

The Chairman noted that a Public Hearing should be scheduled for proposed Township Ordinance 2022-6, Act 57 Waiver. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to schedule a Public Hearing for proposed Township Ordinance 2022-6 for January 10, 2023 at 7:00 EPT and authorized advertisement of the same.

The Chairman presented a letter of support for the Borough of Chambersburg for a kayak/canoe launch area. The Borough is looking to add this project to the Chambersburg Rail Trail and is applying for assistance. They have asked the Township to provide a letter of support. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the signature of a support letter for the Borough of Chambersburg for a kayak/canoe launch area.

The Chairman presented a letter of support for the Borough of Chambersburg to extend a water main into the Grand Point area of Greene Township. The Borough is applying for H2O PA funding from the Commonwealth Finance Agency, and they have asked the Township to provide a letter of support. The Chairman added that the Board did approve an agreement with them to provide water services in that area, and this is the next step for them in funding for that project. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to ratify the approval for the Chairman to sign a support letter for the Borough of Chambersburg water main extension to the Grand Point area.

The Chairman presented a letter of support for the Greene Township Municipal Authority. They are also applying for the H2O PA grant to help fund an interceptor upgrade project to help comply with the Consent Order from DEP. The interceptor to be upgraded is the one in Fayetteville that runs along Woodstock Road around the Oak Hill Village area and connects to the Scotland area. The project is estimated to cost 25 million dollars, and they are applying for a 12.5 million dollar grant. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the Chairman to sign a support letter for the Greene Township Municipal Authority H2O PA grant application for an interceptor upgrade project.

Supervisor Brookens presented three Costars quotes for pieces of equipment to be included in the next park project, which will be located down in the basin near the baseball field. There are funds remaining in this year's capital improvement budget to pay for these items. The first quote is from George Ely Associates for a rectangular steel frame pavilion for \$21,175. The second quote is from Musco for a mini pitch system for \$82,000. The third quote is for \$122,646.62 from MRC for a challenge course, which is an obstacle course designed with playground type equipment geared towards older kids. The Chairman noted that these are all good projects, and the Township can certainly afford to take these purchases out of this year's budget. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the following capital improvement purchases with Costars pricing: 1) steel

frame pavilion from George Ely Associates for \$21,175, 2) Musco mini pitch system for \$82,000, 3) Game Time challenge course equipment from MRC for \$122,646.62.

The Chairman presented a quote from Stephenson Equipment for the purchase of a 2022 JCB Backhoe Loader. The quote includes trading in the 2007 John Deere 410J, a Costars discount and an additional dealer provided discount. The total purchase price is \$100,845. The Backhoe is identical to the one purchased last year and includes a 2 year/2000 hour warranty, which is the best in the business. The Chairman added that there have been no problems with the JCB purchased last year and they are very happy with it. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the purchase of a JCB Backhoe Loader from Stephenson Equipment in the amount of \$100,845.

The Chairman presented a Costars quote from Stephenson Equipment for a leaf box. The Township currently has two ODB leaf boxes that are mountable on skids. The Chairman explained that the crew ran into problems with both boxes during leaf pickup this year. One is a 2007 and went down halfway through the season. The estimate to fix that one is \$12,000. Because of the cost, they began looking at new ones and discovered that a new box can be built on the chassis of the current system. Due to supply issues, it is not possible to get a chassis right now to purchase an all-new system. The remount would take approximately one month, so by going this route, the new box would be ready to go by the end of January or beginning of February, which would be in time for spring cleanup. The quote provided is for two boxes, which are the same as what the Township currently has. The price for one box is \$160,212. Supervisor Brookens asked if that price includes the trade in of the current box. The Chairman replied that he is still waiting to hear back from the salesman if they would accept a trade for the box once it is removed from the chassis. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the purchase of one leaf box from Stephenson Equipment on Costars in the amount of \$160,212.

The Chairman presented the 2023 final budget and noted that no changes were made to the preliminary budget. The Secretary confirmed that there were no comments from the public on the budget. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the 2023 final budget as presented.

The Solicitor reported that Jaindl filed an answer to the appeal regarding why the Supreme Court should not consider it. The main argument was that the case is non-presidential from the Commonwealth Court. The Solicitor thanked the Board for the holiday lunch invite and indicated that he and Tyler will both be there. He added that he appreciates Greene Township as a client and enjoys working with the Board and staff.

On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: check numbers 30824 through 30853 and nine ACH transactions to be paid from the general fund, check number 3884 and check number 2279 to be paid from the electric light fund.

The Chairman adjourned the meeting at 8:00 pm.

Respectfully submitted,

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Secretary/Treasurer