

January 10, 2023  
Chambersburg, PA 17202  
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, January 10, 2023 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202.

Present: Todd E. Burns	Gregory Lambert	Gina Griffith
Travis L. Brookens	Dan Bachman	
Shawn M. Corwell	Kurt Williams	

Visitors: See list

The Chairman called the meeting to order at 7:00pm and advised that the meeting will be recorded for accuracy purposes, and welcomed all visitors.

The Chairman opened the Public Hearing scheduled for this date and time to review and consider Proposed Greene Township Ordinance 2023-1 regarding Act 57 of 2022, which amends the local tax collection law and requires all municipalities that levy real estate taxes to adopt a Resolution or Ordinance directing the Tax Collector to implement its provisions. Act 57 was effective October 10, 2022 and allows tax payers who fail to receive a tax notice during their first year of occupancy to apply for a waiver from penalties and additional costs from the Tax Collector. An Ordinance was prepared implementing Act 57 as it applies to municipalities and local Tax Collectors, and the Supervisors may enact the Ordinance upon completion of the Public Hearing. The Public Hearing was advertised in the local newspaper on December 16 and December 23, 2022, which meets advertising requirements. The Chairman noted that Greene Township does not levy a property tax, however there is a small amount of language in this Ordinance that pertains to the Township Tax Collector (specifically mobile home sales) so this is more of a precautionary measure for the Township. The Chairman closed the Public Hearing at approximately 7:06 pm and convened the Regular Meeting by entertaining a motion to adopt Greene Township Ordinance 2023-1. 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 Ordinance 2023-1 as presented.

The Minutes of the Regular Meeting held December 27, 2022 shall stand approved as presented and become part of the official record.

The Minutes of the Re-Organization Meeting held January 3, 2023 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 December 2022 for informational purposes. The report shall stand approved as presented and become part of the official record.

The ZO presented the request for waiver of Greene Township Code 85-39(H) for the Orchard Ridge Washco Plan. Code 85-39(H) requires two or more means of access when any street system proposes to provide access to four or more lots, dwelling units, buildings or uses. The applicant intends to develop two parcels of land located along SR 997 north of the Pennsylvania State Police Barracks to construct a 200,000 square foot "multiple use flex building" which is a single structure broken up into a variety of tenant spaces. They argue that the entire frontage of the property runs parallel to a stream and a FEMA floodplain, and an additional crossing for a second access would have a negative environmental impact. They are also skeptical that PennDot will allow a second access off of SR 997. The ZO explained that the Township's Land Development Ordinance allows for three or less uses/tenants on a property using a single access, and any further tenant uses on this lot would require the construction of an additional entrance for emergency vehicle access. It was also noted by the Engineer that while the environmental impact consideration is important,

limiting the amount of hard surface area by allowing fewer uses on the property would also be beneficial to the overall health of the ecosystem. He also noted that the reasoning for the restriction of a second access off of a PennDot road has always been one of a safety concern. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to deny the request for waiver of Greene Township Code 85-39(H), requirement to provide 2 forms of access, for the Orchard Ridge Washco plan.

The ZO presented the 3 Lot Final Subdivision Plan for Poetry Estates located in the R-1 (Low Density Residential) Zoning District. The proposed subdivision plan proposes to create 3 lots along the west side of Woodstock Road. The plan was previously approved, but has since expired. A waiver request for the water connection was previously granted by the Board of Supervisors because the property is served by an existing on lot well. The Greene Township Municipal Authority previously approved the plan; Franklin County Planning Commission reviewed the plan with no comment; the sewage planning module was previously approved; Franklin County Conservation District approved the plan; and the driveway entrances are already existing. The project will create 2 new peak hour trips for a total Transportation Impact Fee of \$4,390.00, as well as a \$1,500.00 Recreation Impact Fee. The Engineer and Planner's comments are included in the packets for review (attached). The Engineer stated that he has completed his review and recommends approval of the plan. 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 3 Lot Final Subdivision Plan for Poetry Estates with condition that the Transportation Impact Fee of \$4,390.00 be paid before issuance of the Land Use Permit, and the Recreation Impact Fee of \$1,500.00 be paid prior to the plan being released from the office.

The ZO presented the 1 Lot Final Subdivision Plan for David Drake. He explained that this plan is a reapproval for recording purposes only. The plan was originally approved by the Board in August 2021, and it was discovered that the plan was never recorded or released from the Township office. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to reapprove the 1 Lot Final Subdivision plan (for recording purposes) for David Drake subject to the existing conditions of the initial approval as presented.

The ZO presented the consideration to schedule a Public Hearing in regard to a Conditional Use Permit Application submitted by Metropolitan 4 LLC that was received on January 3, 2023. The Municipalities Planning Code requires that the Board hold the first hearing within 60 days of the submission date, which makes the deadline March 4, 2023. The application will also need to be reviewed by the Planning Commission which meets on February 13, 2023. 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 and advertise a Public Hearing in regard to the Conditional Use Permit Application submitted by Metropolitan 4 LLC to be held on February 28, 2023 at noon at the Greene Township meeting room, 1145 Garver Lane, Chambersburg.

The Chairman presented the consideration of wage increases for Township employees for the year 2023, and noted the 2023 budget at a 3% increase. 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 wage increases for Township employees for the year 2023.

The Chairman presented the consideration of changes to the Personnel Handbook for Greene Township. He noted that there are some discrepancies within the Handbook language in regards to employee probationary periods. Section 203 which discusses probationary periods for new hires notes a probationary period of 180 days as currently written; there is a request to reduce that period to a more appropriate probationary period of 90 days. Sections 304 and 305 and 306 which discusses leaves of absence, holidays, and other paid time off for new hires is also subject to the language. There is also a request for an addition to the Personnel Manual, section 506.B overtime, which is in reference to the winter

maintenance wage rates established for working Township Supervisors and winter maintenance employees. 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 changes to the Personnel Handbook as presented.

The Chairman presented the Franklin County Area Tax Bureau's (FCATB) proposed 2023 Operating Budget which reflects an 11.75% increase over projected 2022 expenses resulting primarily from increases in salaries and related fringe benefits. The FCATB was understaffed in 2022 whereas the 2023 budget assumes that the FCATB will be fully staffed for the entire year. The budget anticipates hiring an additional full-time employee early in 2023 and two full-time employees later in the year. The 2023 projected cost of collection of 2.1% remains below the 2.2% which they are contracted to collect under, and although the rate is above the preferred rate of 2.0%, the increased rate is deemed temporary. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to reply in favor of the 2023 operating budget for Franklin County Area Tax Bureau as presented.

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 and authorize the payment of invoices as follows: check numbers 30894 through 30914 and six ACH transactions to be paid from the general fund, check number 3891 to be paid from the liquid fuels fund and check number 2281 to be paid from the electric light fund.

The Solicitor thanked the Board for reappointing him as Township Solicitor, and Tyler Beaston as Solicitor to the Township Planning Commission for the year 2023.

The Chairman adjourned the meeting at 7:50pm.

Respectfully submitted,

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Assistant Secretary