

February 28, 2023
Chambersburg, PA 17202
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, February 28, 2023 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 visitors were asked to sign in.

The Minutes of the Regular Meeting held February 14, 2023 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. He welcomed a few students in the audience and encouraged them to ask questions during or after the meeting. Mark Caster (139 Summer Breeze Lane) asked if Guilford Water Authority (GWA) had any comments on the proposed apartment complex along Ragged Edge Road. He expressed concern that the development would increase the stormwater runoff on his lot. He also stated that there would need to be extensive landscaping to block the view if the plan goes through. The Zoning Officer (ZO) responded that he spoke to Gary Yeager from GWA yesterday. The applicant's engineer performed a flow test to determine if facilities are available to accommodate that many units. GWA has not received that data yet, so they have not been able to provide comments. Mr. Caster stated he is concerned that a large development would restrict his water pressure. The ZO explained that the purpose of the flow test is to ensure there are adequate facilities available so that does not happen. The flow test is a standard process when any land development plan is submitted. Mr. Caster pointed out that section 105-60 of the Township Code talks about keeping conditional uses in harmony with surrounding neighborhoods and that should go into consideration at the public hearing; the ZO confirmed that would be determined as part of the review comments and he believes it was one of the Planner's comments. The ZO reported that he has not been contacted by the applicant nor has he received any revised plans. Mr. Caster pointed out that Franklin County Emergency Management expressed concern that at least five of the buildings would be in the inundation area for Long Pine Dam. Supervisor Corwell confirmed that was correct and that it will be a comment to the developer. The Solicitor warned that because many homes already exist in that inundation area, the letter would not have much regulatory impact. George Fries (4359 Sycamore Grove Road) asked if the funds for the project are coming from legislation passed through US Congress last year, and the Chairman responded the Board has no knowledge of how the project is funded. Arthur Conrad (162 Harvest Lane) stated he is concerned about the plan and was here because he thought this would be a significant meeting to discuss the project. The Chairman explained that the applicant asked for a time extension, so the public hearing has been rescheduled for March 22 at 6:00 pm. Mr. Fries asked the Chairman to share what comments have been received so far. The Chairman responded that many comments have been received from residents, and the comments from agencies (planner, engineer, etc.) that have reviewed the plan are posted to the Township's website. Mr. Fries asserted that the implications of this plan are huge, including quality of life, traffic, property value, agriculture, etc., and he asked the Board to think long and hard about those implications before making a decision. Mr. Conrad asked what R1 means, and the ZO explained the types of residential zoning districts. The ZO made note that the Planning Commission meeting scheduled for March 13 has been moved to the Fayetteville Fire Department Social Hall. The Solicitor noted that a significant citizens' group has been formed and has been at the last two meetings. He suggested contacting that group to join their coalition because it will make the public hearing much smoother to have one group speaking rather than multiple small groups. Thomas Bundy (2497 Grand Point Rd) stated he is interested in the Grand Point Crossing Plan that is on the agenda. He noticed the work being done across from the church. The Chairman explained that work has nothing to do with the plan on today's agenda. The work being done across from the church is a water line extension Guilford Water Authority is installing. GWA is not on a looped system in that area. It is a dead end system, and it is in their master plan to create a loop which will eventually need to cross I-81. They are in the process of connecting the lines from Franklin

Farm Lane through the Kohler Road area. Mr. Caster asked if a traffic impact study will be done for the Metropolitan 4 Conditional Use before the public hearing. The Chairman responded that would come at a later date.

The ZO presented the Strine 1 Lot Final Subdivision / Lot Addition Plan, located off Wright Road. The Plan proposes to subdivide the rear portion of the Strine property and convey it to the Brookens property, which has access off Coldspring Road. All required agencies were provided a copy of the plan. The Planner had one comment and it has been addressed. The Engineer has no comments. The ZO recommends approval as presented. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant approval of the Strine 1 Lot Final Subdivision / Lot Addition Plan as presented.

The ZO presented the Grand Point Crossing Phase IIC Final Subdivision Plan for re-approval. The Plan was approved on Nov 22, 2022 but was never picked up, and the 90-day approval window for recording has expired. The applicant is now in a closer position to provide securities that are required for release of the Plan. The ZO noted that the prior conditions should remain in effect, which include a stormwater bond payable to the Township and bonds for both the Greene Township Municipal Authority and Guilford Water Authority. The Treasurer recommended that the applicant also be required to bring their escrow balance current before the Plans are released. She provided a summary of the escrow balances for all three phases, which total a negative balance of \$310.46. The Engineer anticipates an additional \$1,500 in future stormwater inspections and therefore the Treasurer recommends the applicant pay \$1,810.46 prior to the plans being released. The Engineer agreed. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant re-approval of the Grand Point Crossing Phase IIC Final Subdivision Plan for recording purposes. The prior conditions of that approval will remain in effect and as a condition of the re-approval, an escrow payment in the amount of \$1810.46 shall be posted prior to the plans leaving the office.

The Solicitor presented Township Resolution 8-2023 for consideration. Typically, under the Second Class Township Code, purchases over a certain dollar amount have to be purchased through a bidding process. However, the Code makes an exception for patented products that are only available from a specific vendor. The Township would like to purchase a patented fitness court system that is only available from one vendor. While a resolution is not required, the Solicitor felt it was better to have one to explain why the Township is making a purchase over the bidding threshold without going through the bidding process. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to adopt Township Resolution 8-2023, authorizing the purchase of the National Fitness Campaign LP product as presented.

The Engineer presented a list of escrow balances to be returned for previously approved plans. There are two accounts to be refunded in full. Both plans were minor and all fees have been expended. A detailed list of escrows returned is included with the minute attachments. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to refund the escrow balances as follows: Charles Leonard Subdivision Plan – \$766.00, payable to Charles Leonard and Spirit of Christ Land Development Plan – \$737.50, payable to A to Z Land Consulting Services LLC.

The Engineer presented a request from Sunset Storage for the release of their stormwater bond. The land development plan was approved in 2020 for the construction of storage units along Sunset Pike. Construction was completed in the fall of 2022. The Engineer performed an inspection; the swales and infiltration basins are in place and completed to his satisfaction. He recommends releasing the bond in the amount of \$21,300. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to grant the bond release for Sunset Storage, LLC in the amount of \$21,300 as presented.

The Solicitor had no additional comments.

On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve and authorize the payment of invoices as follows: check numbers 31021 through 31048 and one ACH transaction to be paid from the general fund, check numbers 3899 through 3900 to be paid from the liquid fuels fund and check number 2284 to be paid from the electric light fund.

The Chairman adjourned the meeting at 12:38 pm.

Respectfully submitted,

Secretary/Treasurer