

March 28, 2023
Chambersburg, PA 17202
Public Hearing & Regular Meeting

The Greene Township Board of Supervisors held a public hearing and regular meeting on Tuesday, March 28, 2023 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg PA 17202.

Present: Todd Burns, Travis Brookens, Shawn Corwell – Supervisors, Tyler Beaston – Solicitor, Daniel Bachman – Zoning Officer, Lindsay Loney – Secretary/Treasurer

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 public hearing for proposed Township Ordinance 2023-2 was opened. A court stenographer was present and the transcript will be the official record. Copies can be obtained by contacting the stenographer at:

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Off the record, the Solicitor opened the floor for unsworn public comment. John Freyer (271 Rolling Lane) inquired if the exhibits would be available on the Greene Township website. The Solicitor responded that yes, they could be made available. Lloyd Beers (137 Harvest Lane) voiced his support of the amendment and the notion of harmonious zoning. The Zoning Officer (ZO) received no written public comments. Supervisor Brookens asked the Solicitor to provide a brief description of the ordinance. The Solicitor explained that the ordinance is an amendment to the zoning ordinance to remove the following uses from the R1 zoning district: mobile home parks, townhouses or attached dwellings and multiple dwelling residences (garden apartments). The Chairman stated that he is in full agreement with the memorandum from the Township Planner, Tim Cormany, as well as the Franklin County Planning Commission and the Greene Township Planning Commission. He feels it is a quality amendment and one that should move forward. The public hearing was closed at approximately 12:15 pm.

On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to adopt Township Ordinance 2023-2, zoning amendment to remove certain uses from the R1 zoning district, as presented.

The minutes of the regular meeting held March 14, 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 ZO presented the monthly Zoning Office Report for February 2023. The report shall stand approved as presented and become part of the official record.

The ZO presented a request for sewage planning exemption for the Colonial Estates Final Land Development Plan. The plan proposes construction of a storage/office space building, which will generate 1 EDU of sewage flow. The Greene Township Municipal Authority (GTMA) and Borough of Chambersburg provided written certification letters. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to grant the request for sewage planning exemption for the Colonial Estates Final Land Development Plan.

The ZO presented a request for waiver of Greene Township Code 85-18.A.1, 6, L (minimum plan scale, metes & bounds description, adjoiners and tax parcels) for the Colonial Estates Final Land Development Plan. The plan proposes to relocate the office from the front of the park to the rear. The building will also serve as a maintenance building. The Township Planner has provided a letter giving his approval of the waiver in light of the nature and purpose of the plan. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant the request for waiver of Greene Township Codes 85-18.A.1, 6, L for the Colonial Estates Land Development Plan as presented.

The ZO presented a request for waiver of Greene Township Code 85-51.A for the Cargill Final Land Development Plan. The plan proposes an addition onto the existing office space. The applicant's engineer requests the waiver because there are no sidewalks anywhere else in the area and all streets are private. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant the request for waiver of Greene Township Code 85-51.A for the Cargill Final Land Development Plan with the condition that a note be placed on the plan stating that if the Township deems sidewalks necessary in the future, they will be constructed at the owner's expense and that the sidewalks are depicted on the plan.

The ZO presented the Cargill Final Land Development Plan, located in the HI zoning district of the Letterkenny Business Park. The Franklin County Planning Commission reviewed the plan with no comment. Water and sewer will be served by York Water and they have provided approval via email. The Franklin County Conservation District has deemed the plan adequate and the Township Engineer and Planner comments have all been addressed. The Letterkenny Business Park had a comment regarding a utility easement located along Superior Avenue. The applicant's Engineer explained that Cargill has prepaid LIDA Electric the cost to move the power line. LIDA has a verbal agreement with IRG, the property owner across Superior Avenue where the new line will be. The ZO noted that the project will create 2 new peak hour trips in zone 1, for a total impact fee of \$4,400. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Cargill 1 Lot Final Land Development Plan with the conditions that the sidewalk note is placed on the plan and the \$4,400 traffic impact fee is paid prior to the issuance of a land use permit.

The ZO presented the Horst 1 Lot Final Subdivision / Lot Addition Plan located in the Route 997/Byers Road area in the R1 zoning district. The plan proposes to subdivide just over 0.5 acres and convey it to the Lueck property. The Franklin County Planning Commission reviewed the plan with no comment. The Non-Building waiver was forwarded to DEP. The Township Engineer and Planner comments have been addressed. The plan was staff reviewed on behalf of the Greene Township Planning Commission and the ZO recommends approval. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the Horst 1 Lot Final Subdivision / Lot Addition Plan as presented.

The Chairman presented estimates provided by the Township Engineer for cold in place recycling (CIPR) and paving of Pine Stump Road and two sections of Grand Point Road. He explained that the Board needs to decide what projects to take on this year as well as set a date and advertise for CIPR sealed bids. Due to the length, Grand Point Road has been broken out into two sections – the first from Kohler Road to Fox Hill Drive and the second from Fox Hill Drive to Scotland Road. The section of Pine Stump Road would be from Byers Road to the I-81 overpass. The estimates provided include CIPR and the overlay of new asphalt. The roads have already been cored and sampled by Recon and have come back sufficient as far as asphalt to recycle. The estimates provided by the Engineer are Grand Point Road (Kohler Road to Fox Hill Drive) \$368,901, Grand Point Road (Fox Hill Drive to Scotland Road) \$291,594 and Pine Stump Road (Byers Road to I-81 Overpass) \$261,297. The Chairman noted that there is \$355,500 budgeted for resurfacing in the liquid fuels fund budget and an additional \$100,000 in the general fund budget. The Chairman pointed out that one issue with Grand Point Road is the current construction of new homes going on in that area. There is a lot of heavy equipment going in and out and that will probably continue through next year. Supervisor Brookens agreed that he is reluctant to do anything in the Grand Point Crossing area due to the construction going on and asked about the remaining portion of White Church Road. The Chairman responded that White Church Road does need done, but is in better condition than Grand

Point or Pine Stump. Musser Road was cored a few years ago and then not done, but it continues to deteriorate and needs done too. Supervisor Corwell noted that there is a lot of patch work on Grand Point Road from Fox Hill Drive to Scotland Road. Supervisor Brookens questioned if it would be possible to lessen some of the turns on Grand Point. The Chairman responded that the turns do provide for speed control. He added that there could be better traffic control at the intersection of Grand Point Road and Fox Hill Drive, possibly a stop for left or right turn sign. When coming from the Scotland Road side of Grand Point and turning onto Fox Hill, there is no stop or yield, and cars just cruise right through. Supervisor Corwell stated he feels that Grand Point Road from Fox Hill to Scotland Road should be done; Supervisor Brookens suggested bidding out all three and making a determination after bids are received. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the advertisement of the receipt of sealed bids for cold in place recycling. Those bids shall be received no later than May 9, 2023 at 3:00 pm Eastern Prevailing Time and will be opened at the regular meeting on May 9, 2023 at 7:00 pm Eastern Prevailing Time.

The Chairman presented an amendment for the agreement with Government Management Services (GMS). The amendment increases the monthly fee by \$1,500 per month to cover an increase in work. Supervisor Brookens noted that the Township just received another CFA grant for the North Chambersburg Improvements Project and GMS was fundamental in securing that grant, so the fees appear to be worth it. GMS has not raised their rate in over five years. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the second amendment to the agreement with Government Management Services as presented.

The Chairman presented a letter of support for the Cumberland Valley Rails to Trail Council (CVRTC) grant application. The CVRTC is seeking funds from DCED for connecting two existing trails, which is part of the national rail trail. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to provide a letter of support for the Cumberland Valley Rails to Trails Council as presented.

The Chairman presented two engagement letters for appraisals of 1237 and 1263 Garver Lane, the Corker Hill mansion house and barn. He explained that the Township is seeking grant funding for maintenance and part of the process is completing an appraisal to determine property values. The estimate is provided by APEX Valuation Services and the cost is \$3,200 for each property. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the engagement letters from APEX Valuation Services for the appraisals of 1237 and 1263 Garver Lane in the amount of \$3,200 each.

The Secretary/Treasurer presented two escrow balances to be refunded back to the plan applicants. Both plans have been approved and all fees have been paid. 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 of the Washabaugh and Poetry Estates plans as presented.

Supervisor Corwell presented the annual renewal contract from Global Data Consultants (GDC) for IT services. The Township has been with GDC for four years. This contract is for unlimited time again this year; the only additional charges would be special projects. The annual fee is \$14,460, which includes an increase of approximately \$500. This is the first increase in four years. There is a discount if paid by April 1. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the management services agreement from Global Data Consultants as presented.

Supervisor Corwell explained that each year the Township provides two donations to the fire companies that run calls in Greene Township. The donation amounts are calculated based on the population of each box area. The Township also provides an additional donation to be used for the purchase or maintenance of apparatus. Those donations are typically sent out in March. Supervisor Corwell reported that he is aware that Franklin Fire Company

is in the process of specking a new engine, which is approximately one million dollars. Fayetteville Volunteer Fire Department is beginning the process of specking a new engine and West End's engine will be delivered in June. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to authorize release of the first half of the 2023 fire company donations and apparatus donations as budgeted and presented.

Supervisor Corwell presented the Fayetteville Volunteer Fire Department roster for acknowledgement. The Board had no comments. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to acknowledge the roster for the Fayetteville Volunteer Fire Department 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 31103 through 31130 and one ACH transaction to be paid from the general fund, check numbers 3903 through 3905 to be paid from the liquid fuels fund and check number 2288 to be paid from the electric light fund.

The Chairman adjourned the meeting at 1:10 pm.

Respectfully submitted,

Secretary/Treasurer