

The Greene Township Board of Supervisors held a regular meeting on Tuesday, April 11, 2023 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg PA 17202.

Present: Todd Burns, Travis Brookens, Shawn Corwell – Supervisors, Kurt Williams – Solicitor, Daniel Bachman – Zoning Officer, Gregory Lambert – Engineer, Lindsay Loney – Secretary/Treasurer

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 March 28, 2023 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. Glen Shetter (Interchange Drive) asked if the Township permits disabled vehicles to be stored on a property if they are behind a six-foot fence. His neighbor at 3464 Interchange Drive already has a disabled truck behind the fence and today another wrecked vehicle was delivered. He feels like this would be a junkyard situation and asked if anything in the ordinance would prevent this. Mr. Shetter also asked if the ordinance allows a boarding house to be run out of a private residence. The Zoning Officer (ZO) cited Greene Township Code 105.31, which allows two non-operable vehicles to be stored on a property as long as they are screened. He explained that a six-foot fence would meet the definition of screened and the non-operable vehicles do need to be inspected and titled. The ZO explained that a boarding house is permitted in the R2 district, but not R1. Mr. Shetter alleged that his neighbor is also running a boarding house. The ZO responded that if Mr. Shetter could provide documentation that a boarding house is being operated, he will check it out. He explained that the Township has a complaint form that should be filled out so that he has the necessary information. Mr. Shetter stated he is concerned about how the wrecked vehicles will affect Stormwater since they are not far from Phillaman Run.

The Chairman announced the opening of sealed bids for the 2023 bituminous materials. Four bids were received, which the Chairman opened and read aloud. Pricing is as follows:

Item #	Bid Item	New Enterprise Stone & Lime Co., Inc. (Plant VAI28A14)			Pennsy Supply, Inc. (Plant PES21C14)			St. Thomas Development, Inc. (Plant STD28A14)			Hei-Way		
		FOB Plant	Deliver Job Site	CO-STARS (FOB Plant)	FOB Plant	Deliver Job Site	CO-STARS (FOB Plant)	FOB Plant	Deliver Job Site	CO-STARS (FOB Plant)	FOB Plant	Deliver Job Site	CO-STARS (FOB Plant)
1	Cold Mix (30 tons)	--	--	--	151.72		--	--		--	95.00	130.00 (23 ton min)	--
2	9.5MM Superpave SRL = L or better ESAL = .3<3 (6,000 tons)	71.05	77.90	72.00	75.00	FOB Plant Plus \$125/hr 2 hr min)	77.44	60.20	FOB Plant plus \$120/hr	62.05	--	--	--

3	19MM Superpave SRL = L or better ESAL = .3<3 (1,000 tons)	61.94	68.79	62.80	67.00	71.43	54.45	57.25	--	--	--
4	25MM Superpave SRL = L or better ESAL = .3<3 (2,500 tons)	56.97	63.82	57.79	63.00	67.05	49.95	54.75	--	--	--

Upon review of the bids, all documentation appeared to be in order. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to award the 2023 bituminous materials contract to St. Thomas Development as submitted.

The Chairman announced the opening of sealed bids for the 2023 Crushed Aggregate. Three bids were received, which the Chairman opened and read aloud. Pricing is as follows:

Item #	Bid Item	New Enterprise Stone & Lime Co., Inc. (Plant VAI28A14)			Pennsy Supply, Inc. (Plant PES21C14)			St. Thomas Development, Inc. (Plant STD28A14)		
		FOB Plant	Deliver Job Site	COSTARS (FOB Plant)	FOB Plant	Deliver Job Site	COSTARS (FOB Plant)	FOB Plant	Deliver Job Site	COSTARS (FOB Plant)
1	AASHTO #8 1/2" Clean (500 tons)	19.40	25.40	19.40	17.50	25.42	20.42	14.25	21.05	20.00
2	PA-2A Subbase (2,000 tons)	11.70	17.70	11.70	7.65	15.57	10.92	8.00	14.80	11.50
3	AASHTO #1 Penn 4" (200 tons)	16.05	22.05	16.05	15.00	22.92	17.52	11.00	17.80	16.00
4	R4 Rock Lining Rip Rap (200 tons)	16.90	23.90	16.90	21.00	28.92	21.16	16.00	22.80	20.00
5	AS2 or AS3 PennDOT Approved Anti-Skid (2,500 tons)	19.40	25.40	19.40	13.00	20.92	16.22	--	--	--
6	AASHTO #57 1 1/2" Clean (1,000 tons)	15.55	21.55	15.55	15.00	22.92	17.68	11.75	18.55	16.50
7	AASHTO #10 Stone Dust (500 tons)	12.50	18.50	11.45	8.00	15.92	12.01	9.25	16.05	14.75

The Township Engineer pointed out that St. Thomas has lower pricing on all materials except for two, but that difference is minimal. The Chairman recommended awarding everything to St. Thomas for simplicity purposes. Upon review of the bids, all documentation appeared to be in order. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to award the 2023 crushed aggregate to St. Thomas Development with the exception of anti-skid, which is awarded to Pennsy Supply.

The Chairman announced the opening of sealed bids for the 2023 road equipment pricing. One bid was received, which the Chairman opened and read aloud. Pricing is as follows:

Item #	Bid Item	Estimated Hours of Use	Schlusser's Paving, Inc.	
			Hourly Bid Rate (Prevailing Wage)	Hourly Bid Rate (Non-Prevailing Wage)
1	Paver capable of paving 8' to 12' per pass, with operator	100 +/-	175.00	160.00
2	Paver capable of paving 10' to 18' per pass, with operator	100 +/-	350.00	300.00
3	Roller (10 ton or greater) and operator	100 +/-	115.00	100.00
4	Tack Oil Truck and operator	100 +/-	115.00	100.00
5	Milling Machine – 4' minimum, self-loader and operator	100 +/-	425.00	400.00
6	Maintainer with hopper broom and operator	100 +/-	120.00	115.00
7	Road widener and operator	100 +/-	120.00	115.00
8	Triaxle dump truck and operator	100 +/-	100.00	90.00

The Engineer advised that the pricing seems reasonable and is comparable to last year. Upon review of the bids, all documentation appeared to be in order. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to award the 2023 road paving and equipment contract to Schlusser's Paving as sole bidder.

The ZO presented the monthly Zoning Office Report for March 2023. The report shall stand approved as presented and become part of the official record.

The ZO presented the Wingert 1 Lot Final Subdivision/Lot Addition Plan, located off Grand Point Road in the R1 zoning district. The plan proposes subdividing a narrow strip of land from the Carle property and conveying it to the Wingert property. A portion of the Wingert's driveway encroaches on the Carle property and this will fix that. The Engineer has no comments. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the Wingert 1 Lot Final Subdivision/Lot Addition Plan as presented.

The ZO presented the Burnside America, Inc. Stormwater Modification Plan located off Coffey Avenue. He explained that the Board approved a plan for 5K Logistics in 2007, which consisted of three phases of construction. Only the first phase was complete and the NPDES permit expired. In order to obtain a new permit, a revision needs to be done to meet DEP's current Stormwater requirements. The Township Planner reviewed the plan with no comments. The Township Engineer noted that the basin was built in phase one along with some of the up-front Stormwater requirements. The Township currently holds a Stormwater

bond in the amount of \$53,929 and due to the additional work that needs done, it is recommended to increase the bond by \$8,582.25 for a new bond amount of \$62,511.25. The ZO noted that the full impact fee was paid when the initial building was done, so no impact fees will be due with the next phases. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Burnside America, Inc. Stormwater Modification Plan as presented with condition that a new Stormwater bond be posted in the amount of \$62,511.25.

The Engineer presented a request from Tycobrit, LLC to release the stormwater bond being held for the six-lot subdivision along Fayetteville Main Street. Construction began in 2022 and a bond reduction was granted, but outstanding work needed done to convert the basins into permanent structures and remove the erosion and sedimentation controls. That work is complete, and the Engineer reported that he has been out on two occasions after heavy rains and is happy with how things are working. He recommends that the remaining bond be released back to Mr. McNew. He made note that the Township has incurred \$705 in inspection fees that should be paid prior to releasing the bond. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the release of the remaining stormwater bond for Tycobrit, LLC with condition that payment of \$705 for outstanding escrow fees be issued to the Township prior to the release.

The Engineer presented a list of escrow balances to be returned to the plan applicants. All plans have been approved and invoices have been paid. The Secretary/Treasurer is in agreement with the amounts. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to release the escrow balances for the completed plans as presented.

The ZO presented Township Resolution 9-2023, Sewer Extension for Greene Acres, a project located off Brownsville Road. He explained that the project started years ago. A preliminary plan was approved and the first couple phases of the development were complete. The preliminary plan has now expired and a new preliminary plan has been submitted for the remainder. Sewage planning was submitted years ago, but it was prior to GTMA being under the consent order. A new submission is being sent to DEP for 38 EDUs, which is the remaining lots in the development. The application has been reviewed by the SEO and will be forwarded to DEP once Guilford Water Authority provides a letter and the applicant provides payment for DEP's application fee. 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 9-2023, Sewer Extension for Greene Acres, as presented.

Supervisor Brookens presented three quotes for the purchase of an 84" Advantage Aerator to be used for maintenance of the playing fields at the park. He explained that the Township has been renting an aerator, but is currently spending more on rental fees than what the equipment would cost to purchase. The aerator is not available on state contract and all three quotes are roughly the same amount. The lowest bid is from Lawn and Golf for \$18,915. On a motion by Supervisor Corwell, seconded by Supervisor Burns, and by a vote of 3-0, the Board unanimously voted to approve the purchase of an 84" Advantage Aerator from Lawn and Golf in the amount of \$18,195 as presented.

The Solicitor reported that he has reviewed the draft host municipal agreement and is awaiting Travis' comments. He stated that under attorney/client privilege, he has circulated a draft letter for the conditional use hearing decision for the Board to review. He would appreciate any comments so that the Board can approve at the next meeting. He reported that he is working on some building code investigations with PMCA and the potential litigation from Cumberland Valley Tree Services has been turned over to outside council insurance defense. He stated that the hearing for the zoning ordinance amendment went

smoothly and a transcript has been received. He advised the Board to post the exhibits to the website for 30 days or so.

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 31145 through 31178 and nine ACH transactions to be paid from the general fund, check number 3906 to be paid from the liquid fuels fund and check number 2289 to be paid from the electric light fund.

The Chairman adjourned the meeting at 7:57 pm.

Respectfully submitted,

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Secretary/Treasurer