

The Greene Township Board of Supervisors held a regular meeting on Tuesday, June 27, 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 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 June 13, 2023 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. Chief Rine presented a six-month update for Pleasant Hall Volunteer Fire Company. Each Board member was provided a copy of the report, which is included with the minute attachments. He noted that a property on Coffey Avenue housing car batteries has been labeled as “high hazard” due to the high amount of calls from the automatic alarm system. Chief Rine indicated that it is not a matter of “if”, but “when”, an actual fire occurs there. The building manager is working with the fire department on an emergency plan should a fire occur. Pleasant Hall Volunteer Fire Company and Letterkenny Fire Department have both been given keys and key fobs to provide access to the building when a call comes through. This company did lose an entire warehouse in Germany due to a fire. The Chairman thanked Chief Rine and congratulated him on bringing in 15 new members. Supervisor Brookens asked what is included within the FEMA grant. Chief Rine responded that it is a grant for recruitment and retention, so they are able to use it for a number of expenses, including: electronic signs, physicals for new members, turnout gear, incentive rewards for running calls, clothing for top responders, advertising for volunteer recruitment, tuition reimbursement, etc. It is a 4-year grant and this is year 2. Supervisor Corwell noted that 95 calls is a big jump for Greene Township and asked if they were all in Pleasant Hall’s first due area. Chief Rine responded that most of them were. He pointed out that Greene Township has numerous “repeat customers”; there are 4 or 5 addresses that they are frequently called out to.

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

The ZO presented a request for review time extension for the Greene Acres Preliminary Subdivision Plan. The current deadline is June 30 and this is the first extension request. He explained that the applicant is working on revising the plan and submitting the sewage planning module to DEP. There has not been much activity on the plan since it has been submitted. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to grant the review time extension for the Greene Acres Preliminary Subdivision Plan, commencing June 30, 2023 and extending through September 29, 2023.

The ZO presented a request for review time extension for the Furry Final Subdivision Plan. The current deadline is July 5 and this is the first extension request. He explained that a planning exemption was forwarded to DEP and it was denied; DEP wanted to see a planning module. The applicant’s engineer is working on revisions to the plan. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to grant the review time extension for the Furry Final Subdivision Plan, commencing July 5, 2023 and extending through October 5, 2023.

The Chairman presented Greene Township Resolution 13-2023, an agreement with LIDA for the Township to purchase property in the Letterkenny Industrial District. The Solicitor explained that the resolution authorizes the proper Township officials to execute documents that are necessary for the Township to purchase the property. The closing will occur this afternoon at Salzmann Hughes and then the deed will be recorded. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to adopt Greene Township Resolution 13-2023, authorizing an agreement with LIDA to purchase property.

The Chairman presented a proposal from Eastern Sports Management (ESM) to conduct a feasibility study for a piece of property that LIDA is looking to develop with a sports facility. LIDA previously had a feasibility study done by Sports Facility Association. After reviewing the study, it was recommended that another consultant should review the study and provide some additional information that was not included in the original study. The proposal from ESM is \$30,000 and will be paid for by LIDA for the Township. ESM will review the original study, update information and provide additional information on market analysis, market impact and potential designs. Supervisor Corwell expressed concern with item number 14 of the agreement (Waiver of Jury Trial). The Solicitor explained that a jury trial adds months to what would otherwise be a resolution. The alternative to a jury trial is a bench trial, which means the judge makes the decision; there are positives and negatives to each. The Chairman stated that the agreement was just received yesterday, so if approved, it could be approved subject to the Solicitor's review. Supervisor Corwell asked if LIDA already approved the agreement. The Chairman responded that it will go to LIDA for approval at a meeting but he is not sure if that has already been done or if it will be at their next meeting. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the proposal from Eastern Sports Management to conduct a feasibility study for property located at LIDA subject to the Township Solicitor's review and approval.

Supervisor Corwell presented an agreement with Commonwealth Code Inspection Service, Inc. (CCIS) to provide building code inspections for the Township. He explained there are two companies within Franklin County that provide these services. The Township currently uses Pennsylvania Municipal Code Alliance (PMCA), but over the past few years, the Township has had requests from builders/residents that would like to select which company to use. CCIS pricing is comparable to PMCA. If approved, a resident would still apply for a land use permit through the Township, but they could choose CCIS or PMCA for building permits. Supervisor Corwell added that he would recommend retaining PMCA for building code violations; this agreement is just for permitting purposes. Supervisor Brookens asked if this change needs done by resolution; the Solicitor responded that the agreement would be sufficient. The ZO noted that he has no doubt that CCIS is more than capable to handle building permits, but he would prefer to continue using PMCA for violations/enforcement. He suggested meeting with PMCA to come up with a way of communicating which agency is issuing permits, as it will be difficult to track which company an applicant will choose. Supervisor Brookens asked if CCIS will provide files digitally, and the ZO responded yes. PMCA is currently working on using digital files. Supervisor Corwell stated that he spoke to Todd Dushman, and the Township is prepared to accept electronic files. The Chairman suggested reviewing the current agreement with PMCA to verify that it does not state PMCA is the exclusive inspector. The Solicitor explained that the Township Ordinance allows for one or more, but he will review PMCA's agreement and compare to this one. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the agreement with Commonwealth Code Inspection Service, Inc. along with the fee schedule to provide building code inspections, with the condition that Pennsylvania Municipal Code Alliance will remain the code enforcement agency for violations within the Township.

Supervisor Corwell presented a Noise Nuisance Temporary Waiver Application received from Michael Cline at 267 Mt. Union Road. He explained that recently the noise ordinance was changed to include daytime hours and during that time, a waiver application was introduced. This is the first application the

Township has received. On July 29, the applicant plans to have a Polterabend, a traditional German party in which the night before the wedding guests break dishes in front of the bride and groom. They plan to have music, blow air horns and break dishes; the party should wind down by 10 pm. Supervisor Corwell noted that prior to the recent change, the noise ordinance didn't go into effect until 10 pm. The Chairman asked exactly what part of the ordinance the Township would be waiving. The ZO noted that the waiver section of the ordinance says that a waiver may be granted for "reasonable cause". The Solicitor further explained that the noise ordinance generally prohibits "noise disturbance", which is very broad and subjective. This waiver serves as a pre-emptive permission or "get out of jail free" card if someone does complain to the Township about the noise. The Chairman pointed out that a celebration is what caused the Board to review the noise ordinance in the first place. The Solicitor informed the Board that the Township has the option to include permissible hours or other stipulations for the waiver. Discussion ensued regarding air horns and the length of time that the party would go on. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant the Noise Nuisance Temporary Waiver Application received from Michael Cline at 267 Mt. Union Road on July 29 from 6-10 pm with the condition that no air horns are to be used.

The Chairman explained that the Board issued a 60-day temporary burn ban via Resolution 12-2023 at the previous meeting. Since then, there has been significant periods of rain to relieve drought conditions. Chief Rine noted the fire company has been monitoring the situation and as a first responder, he is in favor of lifting the burn ban to allow July 4th fireworks. Supervisor Corwell agreed. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to repeal Resolution 12-2023, lifting the 60-day temporary burn ban for Greene Township.

Supervisor Corwell presented a support letter for the Franklin Fire Company for their T-Mobile Hometown Grant application to purchase an air cascade system. He explained that within the last 8 months, Air 10 went out of service and there is no mobile air cascade within the county now. After responding to a fire, the company has to find a place to have the air cylinders filled. The Franklins recently heard of a grant opportunity, and they have decided to apply for the grant to install a stationary air cascade system at the fire department. Supervisor Brookens asked what the project will cost; Supervisor Corwell responded that it will be around \$68,000, and the system will fill 2 bottles at one time. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve a support letter for the Franklin Fire Company's T-Mobile Hometown Grant application.

The Solicitor had 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 and authorize the payment of invoices as follows: check numbers 31322 through 31354 and three ACH transactions to be paid from the general fund, check numbers 3914 through 3917 to be paid from the liquid fuels fund and check number 2294 to be paid from the electric light fund.

The Chairman adjourned the meeting at 1:05 pm.

Respectfully submitted,

Secretary/Treasurer