

The Greene Township Board of Supervisors held its regular meeting on Tuesday, September 12, 2023 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202.

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

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.

Visitors: See attached list.

The minutes of the regular meeting held August 22, 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 Chairman announced the opening of sealed bids received for the 2023 Ultra Low Sulphur Diesel Contract. McCleary Oil Company is the sole bidder, with a bid price of \$3.648 per gallon, escalator clause to be included. The bid is for 25,000 gallons delivered to either 1145 Garver Lane or the Fayetteville Volunteer Fire Department. Following review and consideration, 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 Ultra Low Sulphur Diesel Contract to McCleary Oil Company at their quoted bid price of \$3.648 per gallon delivered.

The Chairman announced the opening of sealed bids received for the 2023 #2 Fuel Oil Contract. McCleary Oil Company is the sole bidder, with a bid price of \$3.528 per gallon. The bid is for 2,500 gallons of #2 fuel oil, escalator clause to be included. Following review and consideration, on a motion by Shawn Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to award the 2023 #2 Fuel Oil Contract to McCleary Oil Company at their quoted bid price of \$3.528 per gallon delivered.

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

The Chairman presented a request from DEP to install an air monitoring system on one of the Township owned properties. Mr. Timothy Matzik and Mr. Bob Valent, both from DEP, were present at the meeting to answer the Board's questions. Mr. Matzik explained that DEP has been looking at placing an air monitoring station in the area since 2016 and hopes to install one by the end of 2023. DEP is asking to lease a small portion of the Township's property located at the corner of Byers Road and 997. Mr. Matzik provided a picture of an air monitoring system and explained that they would need approximately 24' by 20' to place a cylinder block foundation with the monitoring station on top. Installation is done in less than half a day and the biggest obstacle is power, but it appears that there is already a power line at the Byers Road site. Mr. Matzik explained that a computer monitoring system calculates ideal locations based on wind, topography, etc and DEP is particularly interested in the Byers Road location because of the close proximity to RT11, RT30 and I81. He noted that there are two potential locations on the property – one near the power panel and another at the other end along Byers Road. Mr. Matzik provided a draft lease agreement, explaining that the lease amount is negotiable and the Township can end the agreement with a three-month notice.

The ZO pointed out that any structure over 4 feet in height requires a land use permit and would be subject to building setback requirements. In this case, the setback would be approximately 55 feet from the center of the road because the building setback is 30 feet from the property line and the property line would be

25 feet from the center of the road. Mr. Matzik responded that DEP could work with those requirements; the monitoring station just needs to maintain a certain distance from trees and buildings. Supervisor Brookens asked what distance the station would need to be from buildings. Mr. Matzik replied that it depends on the building height, but for a 10 foot building it would need to be 15 feet away. Supervisor Brookens stated the reason for asking is that the Township does have future plans to build a first responder station and/or garages on the property. Supervisor Brookens pointed out that a proposed station is also shown at the sewer authority and asked if that was for an additional location or another option. Mr. Matzik replied that it is another option, but the Byers Road area is preferred because the sewer authority has a garage and stone piles nearby. The Chairman explained that the sewer authority is a separate entity and DEP would have to approach that Board for approval at that location. He offered to give the contact information to him. The Chairman responded that the entrance to the future EMS building would likely be where the first proposed site is and the structure would be in the stone area. Mr. Valent responded that the second location would work but they would need a pole to extend the power, which PennDOT would pay for. Supervisor Brookens asked why DEP does not look at state owned buildings, and Mr. Matzik responded that PennDOT locations often have a lot of dust and that interferes with the system. Supervisor Brookens pointed out that could be the case here too because the Township may use the location for stock piling materials in addition to the EMS building.

Mr. Valent reported that DEP has approximately 60 of these stations across the state, but none in Franklin County. The Chairman asked what the typical lease amount is, and Mr. Valent responded that it varies but an average amount is \$100 per month. He noted that they normally put a wood frame with a weed barrier to prevent weeds and keep it looking nice. They do not put fencing up unless the property owners require it. The ZO explained that the zoning ordinance does require screening, so when the EMS building is put in it would need to be screened and that could potentially be done with trees, such as a row of arborvitae. He asked if that would affect the workings of the air monitoring system. Mr. Matzik responded that trees less than 30 feet high are not typically an issue. Supervisor Corwell asked if there was anything in the ordinance that would prevent a 32 foot tower from being installed; the ZO responded no, 35 foot is the maximum in that zone. The ZO asked if this is a remote site or if personnel comes to retrieve the data. Mr. Matzik responded that personnel will come twice a week to do maintenance. Supervisor Corwell asked if there is lighting on or around the system; Mr. Matzik answered there is not normally lighting unless it is a requirement.

Mr. Matzik explained that the air monitoring systems are a benefit to the public and if the Township decides to lease to DEP they will be provided access to a website to view the data. He also stated that DEP tries to work with local contractors, so it would benefit them as well. The Chairman responded that the second location on Byers Road could potentially work, but the first location would only be temporary until the Township begins construction of the EMS facility, which is expected to be in the next year and a half. The ZO asked how the air station would be impacted during the construction of the building. Mr. Matzik responded that they would note on the data records that construction was occurring on site.

The Township Solicitor noted that he would like to see an indemnity clause in the agreement. Mr. Matzik stated he has never had an issue with anyone climbing on the station or getting hurt. The roof is accessed by a ladder, which is always kept locked. He added that the Solicitor could speak with DEP's Solicitor about the indemnity clause. The Solicitor asked what the highest lease amount they receive is; Mr. Matzik replied he believes they pay Arntsville around \$200 per month. The Solicitor noted that since the agreement is incomplete, the Board cannot take action this evening. He suggested that if the Board were inclined to enter an agreement with DEP, they should have an agreement completed and presented at a later meeting. In the meantime, DEP could submit a land use permit application to ensure all requirements are met for installation. Mr. Matzik responded that he will give DEP's Solicitor the Chairman's information so that he can forward it to the Township Solicitor and they can discuss the agreement. The Township Engineer offered to provide DEP with a pdf file of the proposed EMS building plans. Supervisor Brookens noted that the site is currently being leased by a contractor for the 997 project and that lease runs through the end of the year. On a motion by Supervisor

Corwell, seconded by Supervisor Brookens, and by a vote of 3-0 the Board unanimously voted to table the agreement with DEP for installation of an air monitoring system until further information is provided.

Supervisor Corwell presented an updated proposal for the International Chassis that was ordered August 2022. He explained that when the truck was ordered, there was a chance for a slight price increase due to changing costs of parts, etc. Supervisor Corwell contacted the salesman for an update on the order and was told delivery will now be the second quarter of 2024. He also informed him that the price is expected to increase due to stricter air quality and truck emission laws. The original proposal was \$134,399 and is now \$136,987. Supervisor Corwell noted that the reason the Board went with International was that Mack was expected to increase by \$7,000, so \$2,588 is reasonable. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the price adjustment for the International Chassis as quoted by Ascendance Trucks Pennsylvania LLC.

Supervisor Corwell explained that twice a year the Township provides a donation to the volunteer fire companies. Those donations are based on a per capita rate of the box areas. At the beginning of each year, the fire departments are required to provide a report indicating where the prior year funds were spent before any donations will be released. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve and release the semi-annual donations to the volunteer fire departments having first due in the Township as follows: Fayetteville Volunteer Fire Department \$33,922.00, Franklin Fire Company \$25,497.50, Pleasant Hall Volunteer Fire Company \$7,500.00, West End Fire and Rescue \$7,500.00.

The Solicitor had no comments this evening.

On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve and authorize the payment of invoices as follows: check numbers 31495 through 31531 and ACH transactions to be paid from the general fund, check number 3926 through 3929 from the liquid fuels fund, and check numbers 2300 and 2301 to be paid from the electric light fund.

The Chairman adjourned the meeting at 7:51pm.

Respectfully submitted,

Secretary/Treasurer