

The Greene Township Board of Supervisors held its regular meeting on Tuesday, September 26, 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 noon, advised that the meeting will be recorded for accuracy purposes and visitors were asked to sign in.

Visitors: See attached list.

The Chairman presented a revised agenda for today's meeting and explained that the Public Hearing was inadvertently missed on the original agenda. Following review and consideration, on a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to adopt the revised agenda for the meeting today.

The Chairman opened the Public Hearing at 12:01 pm. The Zoning Officer (ZO) confirmed that the hearing was advertised in the local newspaper on September 4<sup>th</sup> and 12<sup>th</sup> and a copy of the draft ordinance was provided to them. A copy was displayed at the Township office for public inspection and sent to the Franklin County Planning Commission (no comment), Greene Township Planning Commission (recommend approval) and Franklin County Law Library (no comment).

The Solicitor briefly reviewed the ordinance, explaining that the purpose is to ensure that every type of use is provided for somewhere in the Code. The current ordinance does not have provisions for uses not provided for, so this gives a provision for any uses not listed in the ordinance. The ordinance also adds a provision for special exceptions, which allows for a hearing before the Zoning Hearing Board (ZHB) to request a special exception. The ZHB then has an opportunity to set conditions on approval. The ordinance also updates definitions for the various types of medical facilities, hospitals, etc., that have come about since the original ordinance was created. Supervisor Corwell commented that so many uses are changing, so the Township has to change as well and thanked the Solicitor and ZO for the time they put into this update. The Solicitor recommended the Board not take action on the ordinance at today's meeting since the agenda had to be changed. Holding the Public Hearing with an amended agenda is acceptable since it was advertised properly, but he would recommend if the Board wishes to take action, they hold off until the next meeting. With no other comments made, the Chairman closed the Public Hearing at 12:07 pm and convened the regular meeting.

The minutes of the regular meeting held September 12, 2023 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. A resident stated that he recently inherited a house in the Township and was wondering if he could use Commonwealth Code Inspection Services for building permits. The Chairman responded that at this time the Township is only using Pennsylvania Municipal Code Alliance.

The ZO presented a request for review time extension for the Jaindl Preliminary Land Development Plan. The current deadline is September 27, 2023 and the extension would be through November 30, 2023. 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 grant the request for review time extension for the Jaindl Preliminary Land Development Plan through November 30, 2023.

The ZO presented a request for review time extension for the Furry Development Plan. The current deadline is October 5, 2023 and the extension would be through January 5, 2024. The plan is making progress and almost ready to present to the Board. 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 grant the request for review time extension for the Furry Development Plan through January 5, 2024.

The ZO presented a request for review time extension for the Greene Acres Preliminary Land Development Plan through December 29, 2023. This would be the third extension for the plan; the applicant is working on getting approval from the Franklin County Conservation District. Following review and consideration, 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 review time extension for the Greene Acres Preliminary Land Development Plan through December 29, 2023.

Supervisor Corwell presented a quote from FoxCrest Security to install security cameras at Corker Hill. Over the last several years, the Township has invested a lot of time and money into revitalizing the house and some vandalism has occurred. The quote is for two cameras and a transmitter to get wifi access to the house. The cameras will be on the exterior of house in the front and back. Supervisor Brookens suggested including a third camera due to the size of the property and the fact that the barn has also been vandalized. Supervisor Corwell agreed that would be a good idea and added that the cameras are only \$135 each. Following review and consideration, on a motion by Shawn Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the quote from FoxCrest Security to install security cameras at Corker Hill and to add a third camera.

The Engineer presented a request from Randy Foreman to release the remaining Stormwater bond held by the Township. Mr. Foreman requested the bond release a year ago, but at that time the basins were not infiltrating properly so only a partial refund was given. The remaining \$4,155 was retained until the work was complete. The Engineer confirmed that he has inspected the property and the basins are infiltrating and fully stabilized such that he recommends releasing the bond. 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 approve the release of the Stormwater bond to Randy Foreman in the amount of \$4,155 as presented.

The Engineer presented Resolution 15-2023, which authorizes the Chairman to sign traffic signal maintenance agreements with PennDOT on behalf of the Township. PennDOT is pushing to set up maintenance agreements because some Townships are not maintaining the signals properly. This resolution serves as a formality required by PennDOT to allow the Chairman to sign the agreement(s). On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to adopt Township Resolution 15-2023, authorizing the Chairman to sign traffic signal maintenance agreements with PennDOT on behalf of the Township.

The Chairman presented Resolution 16-2023, authorizing the preparation and submission of a grant application to the Redevelopment Assistance Capital Program (RACP) for the Letterkenny Sports Complex. He explained that this resolution is required to accompany the grant application for the project. 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 16-2023, Redevelopment Assistance Capital Program Grant for the Letterkenny Sports Complex.

The Chairman presented Resolution 17-2023, authorizing the preparation and submission of a grant application to the Statewide Local Share Account (LSA) for the Letterkenny Sports Complex. He explained that this resolution is similar to the last one, but the grant comes from a different pot of money. 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 17-2023, Statewide Local Share Account Grant for the Letterkenny Sports Complex.

The Chairman presented a proposal from Keystone Sports Construction for a synthetic turf field, to be located in the detention basin area at the park. The Township just completed a project with Keystone Sports Construction at the baseball field and it went well. The Township architect has been working on plans for this area for a number of years. The quote is for a small athletic turf field, a fitness challenge course, an enclosed mini-pitch field and another pavilion. The funding for this project will come from the ARP funds the Township received in 2021. The total cost is \$1,160,919.54. Supervisor Brookens added that this project would start this year and end next, so the cost will be split across two years of budgeting. In addition, some of the equipment that will be installed was purchased last year. He also noted that Keystone Sports is a COSTARS contractor and the Township architect reviewed the quote and feels that the pricing is fair. The Township Engineer stated that the Franklin County Conservation District has approved the project, but the contractor will need to be listed as co-permittee on the permit. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the proposal from Keystone Sports Construction for a synthetic turf field in the amount of \$1,160,919.54 as presented.

The Solicitor reported that on September 8<sup>th</sup>, Judge Krom issued an order to the parties in the Jaindl litigation for a status conference to be held on October 24<sup>th</sup>. He spoke to Jaindl and the Flohr brother's council and they agree that a conference is not necessary since the plan is moving through the Township's process. The Solicitor has drafted a letter with acceptance of the other two attorneys explaining that a conference is not needed.

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 31545 through 31561 and three ACH transactions to be paid from the general fund, check numbers 3930 through 3932 from the liquid fuels fund, and check number 2302 to be paid from the electric light fund.

The Chairman adjourned the meeting at 12:37pm.

Respectfully submitted,

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Secretary/Treasurer