

The Greene Township Board of Supervisors held its regular meeting on Tuesday, November 28, 2023 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202.

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

The Chairman called the meeting to order at noon and advised that the meeting will be recorded for accuracy purposes.

The minutes of the regular meeting held November 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 Zoning Officer (ZO) presented the monthly Zoning Office Report for October 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 Jaindl Preliminary Land Development Plan through February 28, 2024. 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 Jaindl Preliminary Land Development Plan through February 28, 2024.

The ZO presented a request for waiver of Greene Township Code 85-39.K, directional changes, for the Greene Acres Preliminary Subdivision Plan. He explained that a preliminary plan had previously been approved for this subdivision. Final plans and construction were done in phases, but the preliminary plan that included this portion has expired. A new developer has submitted a new preliminary plan for the remainder of the property. The Ordinance has changed since the original preliminary plan was approved, and no longer allows cul-de-sacs. The developer removed the cul-de-sac and is now requesting a waiver of the minimum radius for directional changes to accommodate this change. The ZO stated that the minimum radius in a development such as this is 200 feet. Mr. John Snyder (Snyder Land Development) explained that with eliminating the cul-de-sac the maximum radius he can get is 150 feet to meet up with the road that already exists. He provided drawings to the Board members of radius at 165 and 175 feet, showing that it would not properly align with the existing road. He stated that a 150-foot radius would accommodate emergency vehicles with no problem. The Township Engineer agreed with the developer and stated that the difference between 150 and 200 feet at that speed and density of housing does not make much difference. Furthermore, he feels the plan is better without the cul-de-sac and additional intersection there as well. The Chairman commented that the plan appears to work really well. 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 85-39.K, directional changes, for the Greene Acres Preliminary Subdivision Plan.

The ZO presented a request for waiver of Greene Township Code 85-51, requirement to construct sidewalks, for the Greene Acres Preliminary Subdivision Plan. He explained that the sidewalk requirement was waived for the previous phases of the subdivision. Supervisor Corwell expressed concern that there may be a need for a sidewalk in the future if residents want to walk to Rutter's. Mr. Snyder stated that the applicant would be agreeable to placing a sidewalk location on the plan at the back lot. The plan shows a right-of-way for a driveway on the back lot that could be extended to include a sidewalk location. The Chairman agreed that would be a viable option. The Engineer noted that the traffic signal at that location is fairly new so it should accommodate a push button for a crosswalk. 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, requirement to construct sidewalks, for the Greene Acres Preliminary Subdivision 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 Furry/Robinson 2-lot Final Subdivision/Lot Addition Plan, located off Black Gap Road. The plan proposes to subdivide two parcels from the Furry property, which will be conveyed as lot additions to adjacent

lots. The ZO presented a map of the property and explained that parcel A will be subdivided and a portion will be conveyed to Lot B1 and the remaining portion to Lot C2, which will become a building lot. The property is located in the R1 zoning district. The Franklin County Planning Commission reviewed the plan with no comment. The Greene Township Municipal Authority and Guilford Water Authority both approved the plan. The sewage planning module was approved by PA DEP. The Franklin County Conservation District deemed the erosion sedimentation controls adequate. The Township Engineer and Planner comments have all been addressed. The new construction will generate one new peak hour trip in service area 6, for a traffic impact fee due of \$964. A one-time exemption has been requested for the recreation impact fee. The driveway right of way agreement was reviewed by the Township solicitor and all of his comments have been addressed. The Township Engineer stated that while this plan is a little complicated, he is satisfied with it. The Stormwater for the new home site has been addressed with roof drains. The Solicitor commented that it is important to make sure the right of way agreement is recorded with the plan. The applicant's engineer was present and confirmed that the agreement has been signed by all involved and will be recorded with the plan. Supervisor Brookens asked how many users would be using the private road. The ZO responded that Lot B and the newly created Lot C2 would utilize access. According to the agreement, the Robinsons also have access, but because they have access directly onto Black Gap Road, it does not count towards the limit of three accesses off a private drive. The Treasurer noted that there is an outstanding balance for this escrow account, and it should be paid prior to releasing the plan. An invoice was mailed to the Robinson's last week but has not been paid yet. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Robinson/Furry 2-lot Final Subdivision/Lot Addition Plan with the following conditions: the right of way agreement be recorded with the plan, outstanding balances be paid prior to the plan leaving the office, the traffic impact fee of \$964.00 be paid before issuance of a land use permit.

The Engineer explained that the Board approved a 6-lot subdivision off Rocky Spring Road approximately 18 months ago and a Stormwater bond was required as a condition of approval. The Stormwater facilities have been constructed and the Engineer has completed his inspection. He is satisfied with the construction and recommends release of the Stormwater bond in the amount of \$51,652.15. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to grant the Stormwater bond release for RCI Investments, LLC in the amount of \$51,652.15.

The Chairman presented a funding commitment letter for the PA DCED Grant Program. He explained that the Township is applying for a \$1 million grant to help fund the Letterkenny Sports Complex project. The grant program does not require a specific match but it does require a cost to complete the project. This letter provides the Township's commitment to fund the remaining portion of the site work attributed to the project. The Chairman noted that this is in relation to the letter received from LIDA regarding the land they plan to provide to the Township as they start to complete their mission of redevelopment. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the funding commitment letter for the PA DCED Grant Program and authorized the Chairman to sign.

The Solicitor reported that he is working on an ordinance amendment regarding densities. He stated that due to a recent Commonwealth court decision, he recommends that the Township should not amend agendas that are not de minimis in nature. He added that Tyler Beaston would be filling in for him at the December 13 meeting.

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 31673 through 31695 and seven ACH transactions to be paid from the general fund, check numbers 3948 through 3951 from the liquid fuels fund, and check number 2307 to be paid from the electric light fund.

The Chairman adjourned the meeting at 12:38 pm.

Respectfully submitted,

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Secretary/Treasurer