

The Greene Township Planning Commission met Monday, December 11, 2023 at 7:00 p.m. in the Township Municipal Building, 1145 Garver Lane, Chambersburg, Pennsylvania. Present: William Green, Chairman; Ralph “Kip” Feldman, Rich Fogal, Brian Kuhns, and Brooke Wenger, Members; Gregory Lambert, Township Engineer; Daniel Bachman, Zoning Officer; and Tyler Beaston, Solicitor.

VISITORS

See attached list.

CALL TO ORDER

Chairman Green called the meeting to order at 7:00 p.m. and advised that the meeting will be recorded for accuracy purposes.

APPROVAL OF MINUTES

On a motion by Member Wenger, seconded by Member Kuhns, and by a vote of 5-0, the Board unanimously voted to approve the minutes of the October 2, 2023 meeting as presented.

PRIVILEGE OF FLOOR

The Chairman opened the floor for public comment; none was offered.

REVIEW MONTHLY ZONING OFFICE REPORT FOR NOVEMBER 2023

The Zoning Officer (ZO) presented the Zoning Report for November 2023, noting that the Land Use Permit applications have decreased by approximately 40 permits as compared to previous years. The monthly Zoning Office Report shall stand approved as presented and become part of the official record.

GREENE ACRES – 38 LOT PRELIMINARY SUBDIVISION PLAN

The Zoning Officer (ZO) presented the 38 Lot Preliminary Subdivision Plan for the Greene Acres development located at the intersection of Brownsville Road and Anthony Highway in Fayetteville. The plan was previously presented and tabled at the May 8, 2023 meeting. The Original project received Preliminary Plan approval in 2007 as a three phased development. Phase 1 was approved as a Final Plan and some of the homes were constructed and sold off, and phase 1A was approved in 2008 and portions of it were sold as well. The current plan proposes to take over the remaining lots from Phase 1 and 1A and upgrade them from the prior preliminary approval to meet current Township standards. The Subdivision / Land Development Ordinance no longer allows cul-de-sacs and this plan has been reconfigured eliminating the cul-de-sac. The Board of Supervisors granted a waiver for the curve radius of the street to accommodate this change, as well as a sidewalk waiver with the condition that a sidewalk location be shown on the plan, and that there be an allowance for a walkway out to Lincoln Way East. The plan also proposes to take the leftover lands from Phase 1 and 1A and use them to update the stormwater management system to the current NPDES standards. Franklin County Planning Commission reviewed the plan with no comment; Greene Township Municipal Authority has yet to review the plan because the sewage planning module has not yet been approved by PA DEP; Guilford Water Authority submitted comments in regard to the plan; and the plan is still under review by the Franklin County Conservation District. The Engineer and Planner’s comments are included in the packets and are extensive in nature (see attached). The Transportation Impact Fee has been forwarded to the Traffic Engineer and has yet to be determined. The Engineer explained that in reference to the maintenance and ownership of the stormwater basin, there is a proposed Homeowner’s Association (HOA) that will maintain the proposed basin, as well as the existing stormwater basins, and the applicant should provide the Association Bylaws to the Solicitor for review. There is currently no HOA for this development, and Member Feldman asked if they could force the existing homeowners into an HOA. The Solicitor explained that it would depend on what is in the covenants of the deeds, or if the developer reserved some right to add those properties to an HOA. Chairman Green noted that he would be concerned that there may not be enough people willing to support an HOA. The Engineer noted the presence of multiple springs and a perched water table with poor draining soil on the property and recommended a wetland study be performed by a professional soil scientist which should include the identification of the springs that exist in Phase 2 and how they will be remediated during the

construction of the road and the BMP's. He noted that the plan needs considerable revision before it is ready for an approval, and he recommended the plan be tabled to allow the developer to address the comments. On a motion by Member Feldman, seconded by Member Fogal and by a vote of 5-0, the 38 Lot Preliminary Subdivision Plan for Greene Acres was tabled to allow the applicant more time to address comments of the Planner and Engineer.

ADJOURNMENT

On a motion by Member Feldman, seconded by Member Wenger and by a vote of 5-0, the Planning Commission motioned to adjourn the meeting at approximately 7:33 P.M.

Respectfully submitted,

/s/ Ralph (Kip) Feldman, III, Secretary

GREENE TOWNSHIP PLANNING COMMISSION