

The Greene Township Board of Supervisors held its regular meeting on Tuesday, February 27, 2024 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202.

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

The Chairman called the meeting to order at noon, advised that the meeting would be recorded for accuracy purposes and visitors were asked to sign in.

The minutes of the regular meeting held February 13, 2024 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. Thomas Rine, Fire Chief for Pleasant Hall Volunteer Fire Company, presented the 2023 year-end report for the Company. A copy was distributed to the Board and is attached with the minutes. Mr. Rine thanked the Board for their continued dedication to the fire departments. The Chairman thanked Mr. Rine for his service and for taking the time to prepare and present the report.

The Zoning Officer (ZO) presented a request for waiver of Greene Township Code 85-54.B, maximum driveway radius, for the CVBP Parcel 3-89-20 Final Land Development Plan. The Code requires a maximum radius width of 25 feet where the driveway ties to the Township road. The waiver request is for three different radii; two will be 40 feet and one will be 45 feet. The Township Planner reviewed the plan and did not speak against the waiver. The applicant's engineer explained that this plan is for a company that hauls in long rebar to bend, cut and store before distributing to job sites. As a result, 40-foot tractor-trailers will be coming in and out on a regular basis and with a driveway radius of 25 feet the tires would drag through the mud. He also added that in instances where buses and tractor-trailers are anticipated, PennDOT standards for a Low Volume Driveway is a maximum radius of 50 feet. The Township Engineer stated that he supports the request, which is required due to the type of use expected at the facility. The Chairman agreed that it is a very reasonable request and it will make a better entrance. Supervisor Corwell asked what PennDOT requires; the applicant's engineer responded that PennDOT requires turning analysis, which usually ends up with granting whatever width is needed and placing concrete rumble strips that cars cannot drive over but tractor-trailers can. 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 85-54.B, maximum driveway radius, for the CVBP Parcel 3-89-20 Final Land Development Plan.

The ZO presented a request for review time extension for the Jaindl Preliminary Land Development Plan through April 30, 2024. The current deadline is February 28, 2024. The applicant is working on the Engineer and Planner notes and plans to go to the Greene Township Planning Commission for review in the near future. The Solicitor noted that if the plan does not go before the Planning Commission in March, another extension would probably be needed. 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, commencing February 28, 2024 and running through April 30, 2024.

The ZO presented the CVBP Parcels 29 D&E 1 Lot Final Subdivision Plan, located off Development Avenue. Approximately 10% of the property is located in Letterkenny Township and the portion in Greene Township is in the HI Zoning District; any future plans on either parcel would need reviewed by both municipalities. The following agencies reviewed the Plan: Franklin County Planning Commission reviewed with no comment; York Water (serving both water and sewer) accepted the Plan, DEP approved the Sewage Planning Module. The Engineer and Planner comments have been addressed. The Plan was staff reviewed on behalf of the Greene Township Planning Commission and the ZO recommends approval. The Township Engineer stated that he has no comments and recommends approval. The Solicitor recommends a motion for approval to be contingent on Letterkenny Township also approving the Plan and that the Right of Way Maintenance Agreement is recorded simultaneously with the Plan. Supervisor Brookens asked where the private right of way is located; the Engineer responded it is to the right of the map, labeled Prosperity Avenue. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the CVBP Parcels 29 D&E 1 Lot Final Subdivision Plan with the following conditions: Letterkenny Township approves the Plan and the Right of Way Maintenance Agreement is recorded simultaneously with the Plan.

The Chairman announced the opening of sealed bids for the 2024 Cold in Place Recycling projects. One bid was received from Recon Construction Services, Inc. as follows:

Recon Construction Services, Inc.				
(A) Grand Point Road (3,000 LF @ 24' wide)				
	CIPR Bituminous Base Course (5'' compacted)	8,300 SY	\$ 7.75/SY	\$ 64,325.00
	CSS – 1h Emulsified Asphalt	16,600 Gal	\$ 2.60/Gal	\$ 43,160.00
	Portland Cement (Type 1 or 2)	21 Ton	\$ 195.00/Ton	\$ 4,095.00
	(A) Grand Point Road Total			\$ 111,580.00
(B) Pine Stump Road (8,300 LF @ 23' wide)				
	CIPR Bituminous Base Course (5'' compacted)	21,400 SY	\$ 7.40/SY	\$ 158,360.00
	CSS – 1h Emulsified Asphalt	42,800 Gal	\$ 2.60/Gal	\$ 111,280.00
	Portland Cement (Type 1 or 2)	54 Ton	\$ 195.00/Ton	\$ 10,530.00
	(B) Pine Stump Road Total			\$ 280,170.00
TOTAL A + B				\$ 391,750.00

The Engineer presented a tabulation sheet with the prior year pricing and noted that this year's bid is comparable. Supervisor Brookens noted the difference in measurements for Pine Stump Road. The Engineer explained that the portion being bid this year is from Byers Road to US Route 11; last year was from Byers Road to Olde Scotland Road. The Engineer noted that both of these are viable projects and the pricing is similar to last year; he would recommend going forth with both roads. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to award the 2024 Cold in Place Recycling to Recon Construction Services, Inc. for Grand Point Road and Pine Stump Road, a total amount of \$391,750.

Supervisor Corwell presented Township Resolution 7-2024, Corker Hill Grant Application, explaining that the Township is seeking a grant from the Keystone Historical Society for the Corker Hill mansion house. The grant application requires a resolution requesting the grant and designating officials to sign the documents. The amount applied for is \$34,700 and the amount awarded must be matched by the Township. The projects to be done this year include refinishing the floors, replacing the first floor shutters and painting the remainder of the downstairs and all of the upstairs. The grant awards will be announced in June. 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 7-2024, Corker Hill Grant Application, as presented.

The Chairman presented a change order for the park improvement project to install safety netting between the field and fitness courses. The change order includes two systems, one for each side of the field, and consists of 20 feet of pre-engineered storm netting. The netting is retractable so it can easily be taken down or put up as needed. The total price for two systems is \$39,775. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve change order #3 for the park improvement project as presented.

Supervisor Brookens presented a quote from FoxCrest Security LLC to install two cameras at the new park improvement area. The cameras will be mounted on the baseball scoreboard to face the new park improvement area. The total cost, including installation, is \$3,805. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the quote from FoxCrest Security LLC for two security cameras and installation in the amount of \$3,805.

The Engineer announced that the Traffic Impact Committee meeting was conducted February 20, 2024 and was advertised as required. Various projects were discussed at the meeting and Mr. Stump (HRG Engineering) presented findings on the new capital improvement plan. Two projects were removed (Route 11 and the Parkwood/Kohler traffic

signals) and the construction periods were extended by three years where applicable. Project estimates were updated based on today's construction costs. The Engineer presented a spreadsheet detailing the projects and associated costs for each zone. New transportation impact fees were calculated based on those costs. The Engineer explained that the impact fees are set by ordinance so a Public Hearing will need to be scheduled. The new capital improvement plan will need to be adopted by resolution. The Solicitor recommended holding the hearing at the last meeting in March to meet the advertising requirements. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to schedule and authorize advertisement of a Public Hearing for Ordinance 2024-2, Traffic Impact Fee Updates; Public Hearing will be held on March 26, 2024 at Noon prevailing time in the Greene Township meeting room (1145 Garver Lane).

Supervisor Corwell presented box cards submitted by Pleasant Hall Volunteer Fire Company for the Letterkenny and Greenvillage areas. He explained that the box cards show the units that would respond for each type of incident and requires Board approval. Supervisor Corwell stated that he spoke to the Assistant Chief yesterday and he recommends approval. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Pleasant Hall Volunteer Fire Company box cards.

Supervisor Corwell recommended releasing the semi-annual fire company donations. He noted that the Board had budgeted for a slight increase this year. Pleasant Hall and West End were each budgeted to receive \$8,000. Fayetteville and Franklins were calculated based on population served at \$8 per person, which calculates to be \$38,768 for Fayetteville and \$29,140 for Franklins. The budget also includes a one-time donation designated for apparatus. Supervisor Corwell recommended giving an extra \$5,000 to Fayetteville for the purchase of their new ambulance. The apparatus donations would still be within budget. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to authorize the release of the semi-annual donations to fire companies as follows: Fayetteville Volunteer Fire Department \$38,768 and \$15,000 for apparatus, Franklin Fire Company \$29,140 and \$10,000 for apparatus, Pleasant Hall Volunteer Fire Department \$8,000 and \$5,000 for apparatus and West End Fire & Rescue \$8,000 and \$5,000 for apparatus.

Supervisor Brookens recommended releasing the annual donations to the four community associations as budgeted at \$7,000 each. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the release of annual donations (\$7,000 each) to the Scotland Community Association, Fayetteville Athletic Association, Greenvillage Youth League and Guilford Area Athletic Association.

The Board entered into an Executive Session at 12:55 pm regarding personnel matters and potential litigation. The Board reconvened at 1:36 pm. No motion was made.

The Solicitor reported that he received a copy of the Zoning Hearing Board (ZHB) decision for Chambersburg Petroleum and he believes it to be flawed. The ZHB granted the variance to allow a canopy above the gas pumps. The Solicitor was present at the Hearing and argued in favor of a denial, but the ZHB voted in favor of the request. The Solicitor added that he believes the Board has a valid argument to file an appeal. All three Supervisors agreed and authorized the Solicitor to file the appeal with the Court of Common Pleas.

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 31884 through 31900 and two ACH transactions to be paid from the general fund, check numbers 3961 through 3963 to be paid from the liquid fuels fund and check 2315 to be paid from the electric light fund..

The Chairman adjourned the meeting at 1:39 pm.

Respectfully submitted,

Secretary/Treasurer