

The Greene Township Board of Supervisors held its regular meeting on Tuesday, April 9, 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, Lindsay Loney – Secretary/Treasurer

Absent: Daniel Bachman – Zoning Officer

The Chairman called the meeting to order at 7:00 pm, advised that the meeting would be recorded for accuracy purposes and visitors were asked to sign in. The Chairman welcomed several students in the audience and encouraged them to ask any questions during or after the meeting.

The minutes of the regular meeting held March 26, 2024 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 presented the monthly Zoning Office Report for March 2024. The report shall stand approved as presented and become part of the official record.

The Chairman presented a formal application for a zoning map amendment to change the zoning of 5121 Coffey Avenue from HI to HC. The building has been unoccupied for quite some time and the applicant, Calvary Church Chambersburg, is looking to purchase the property to expand the church and start a Residential Discipleship Program in the upstairs. The church use would be permitted in the HI zone but residential is not. The Chairman asked the applicant to elaborate on how the residential program would work. The applicant responded that they would be looking at putting six or seven apartments upstairs for low-income housing. The plan would be to allow renters to stay for one or two years, giving them time to get back on their feet. The main floor would be the church location. The Township Engineer asked if the parking is adequate for church services and residential combined. The applicant responded that there are approximately seventy spaces, not including handicapped spots, which should be enough. If additional parking is needed in the future, they could potentially ask to rent space from the neighboring property. Supervisor Brookens explained that the ordinance is specifically written not to permit residential uses in the HI district and there are reasons for that. The purpose of zoning is to keep like uses together and the noise, traffic, etc. that goes along with the HI district is not conducive to a residential environment. The applicant pointed out the property is right on the border of HC and HI and the Chairman responded that the HC zone is on the opposite side of Carbaugh Avenue. The Solicitor cautioned the Board that changing the zoning of the property would mean that in the future, any HC use would be permitted and the church may not always be the property owner. The applicant pointed out other residential uses in the Letterkenny HI district, including the commander's headquarters. The Chairman responded those were most likely in use prior to the Zoning Ordinance and were grandfathered in. Supervisor Brookens asked what the property size is, and the applicant responded that it is 3.3 acres, the main building is 8,000 square feet and the secondary building is 2,200 square feet. The Solicitor suggested that rather than changing the zoning of the property, the applicant could submit a use variance request. The Township would have the opportunity to tailor the variance specifically to the applicant's use and not have it transfer to others if the property is sold. The property would remain HI, but the applicant would still be able to use it for the residential purpose they are looking for. The Solicitor noted that at that point, the building would be fitted for residential use and there could be a similar request down the road, but the property would remain zoned HI and it would be up to the Board to grant or deny that request. Supervisor Corwell asked if a land use plan would be needed, and the Engineer responded that it would at least require a Parking and Circulation Plan due to the changed use. The Chairman expressed that he is not in favor of carving out a 3.3-acre piece of property to rezone, especially when the codes are written to keep residential uses out of the industrial areas. Granting one request could potentially lead to more requests in the future. The Solicitor supported his response and added that the goal of zoning is to avoid friction that can develop between residential properties and the noise and traffic that occurs with industrial zones. Supervisor Brookens and Supervisor Corwell both expressed agreement with the Chairman. The applicant argued that there are residential uses less than a quarter mile away and Letterkenny has been vacating the area, which will lead to less industrial uses. The Engineer responded that the opposite might occur, as the Township has already received a plan for a warehouse that will include a lot of truck traffic on Carbaugh Avenue. The Chairman thanked the applicant for the information and noted it will be interesting to see what happens with the Letterkenny area over the next several years. He

added that this is one of the few HI areas in the Township and it is an industrial park so there are potentially other warehouse uses coming in the future. The Engineer added that the Township is mostly residential and it would not be wise to shrink the few HI areas that do exist. The Solicitor pointed out that just two years ago the Board made a conscious decision to eliminate residential uses in the HI district for a reason. The applicant argued that the size and layout of the building is for office use and will not be used for a warehouse. The Engineer responded that most of the properties along Carbaugh Avenue would not remain what they are. Most of the area will become warehousing as the owner is attempting to repurpose. He again pointed out that shrinking the HI district would not be wise. The Chairman stated that the applicant has an interesting use in mind and it would be worthwhile to continue conversations with the Zoning Officer (ZO) about a use variance, as the Solicitor suggested. Supervisor Brookens agreed. Supervisor Corwell added that it would also give the applicant time to look at the land development plan to ensure that the zoning requirements can be met. The Board took no action on the request and recommended that the applicant speak to the ZO about a use variance.

The Chairman presented a request for review time extension of the LIDA Lot 3-89-20 Land Development Plan. This is the first extension; the current deadline is April 16 and the extension would run through July 16. The applicant is waiting on approval from York Water and the Franklin County Conservation District. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant a review time extension for the LIDA Lot 3-89-20 Land Development Plan to commence April 16, 2024 and extend through July 16, 2024.

The Chairman announced the opening of sealed bids for the 2024 bituminous materials. Four bids were received, which the Chairman opened and read aloud. Pricing is as follows:

Item #	Bid Item	New Enterprise Stone & Lime Co., Inc. (Plant VAI28A14)			Pennsy Supply, Inc. (Plant PES21C14)			St. Thomas Development, Inc. (Plant STD28A14)			Hei-Way		
		FOB Plant	Deliver Job Site	CO-STARS (FOB Plant)	FOB Plant	Deliver Job Site	CO-STARS (FOB Plant)	FOB Plant	Deliver Job Site	CO-STARS (FOB Plant)	FOB Plant	Deliver Job Site	CO-STARS (FOB Plant)
1	Cold Mix (30 tons)	--	--	--	140.00		--	155.00		--	98.50	134.50 (23 ton min)	--
2	9.5MM Superpave SRL = L or better ESAL = .3<3 (6,000 tons)	69.01	75.86	69.45	60.00		72.75	63.45		70.00	--	--	--
3	19MM Superpave SRL = L or better ESAL = .3<3 (1,000 tons)	60.31	67.16	60.75	54.00	FOB Plant Plus \$125/hr 2 hr min)	63.00	57.75	FOB Plant plus \$120/hr	63.80	--	--	--
4	25MM Superpave SRL = L or better ESAL = .3<3 (2,500 tons)	55.57	62.42	56.02	49.50		60.75	51.80		58.80	--	--	--

Following review and consideration of all sealed bids received, on a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to award the sealed bid for 2024 bituminous materials bid to Pennsy Supply, Inc. as low bidder.

The Chairman announced the opening of sealed bids for 2024 crushed aggregate. Three bids were received, which the Chairman opened and read aloud. Pricing is as follows:

Item #	Bid Item	New Enterprise Stone & Lime Co., Inc. (Plant VAI28A14)			Pennsy Supply, Inc. (Plant PES21C14)			St. Thomas Development, Inc. (Plant STD28A14)		
		FOB Plant	Deliver Job Site	COSTARS (FOB Plant)	FOB Plant	Deliver Job Site	COSTARS (FOB Plant)	FOB Plant	Deliver Job Site	COSTARS (FOB Plant)
1	AASHTO #8 1/2" Clean (500 tons)	20.15	25.65	20.15	17.50	25.42	--	15.25	21.25	21.00
2	PA-2A Subbase (2,000 tons)	12.00	17.50	12.00	7.50	15.40	--	9.00	15.00	12.95
3	AASHTO #1 Penn 4" (200 tons)	16.70	22.20	16.70	15.00	22.92	--	12.00	18.00	17.00
4	R4 Rock Lining Rip Rap (200 tons)	17.60	24.10	19.80	21.00	33.91	--	16.00	22.00	21.00
5	AS2 or AS3 PennDOT Approved Anti-Skid (2,500 tons)	20.15	25.65	20.15	13.00	20.92	--	--	--	--
6	AASHTO #57 1 1/2" Clean (1,000 tons)	16.20	21.70	16.20	14.50	22.42	--	12.75	8.75	11.35
7	AASHTO #10 Stone Dust (500 tons)	12.10	17.60	12.00	8.00	15.92	--	9.25	15.25	15.75

Following review and consideration of all sealed bids received, on a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to award the sealed bid for 2024 crushed aggregate as follows: Items 1, 3, 4 and 6 to St. Thomas Development and Items 2, 5 and 7 to Pennsy Supply, Inc.

The Chairman announced the opening of sealed bids for the 2024 road equipment pricing. One bid was received, which the Chairman opened and read aloud. Pricing is as follows:

Item #	Bid Item	Estimated Hours of Use	Schlusser's Paving, Inc.	
			Hourly Bid Rate (Prevailing Wage)	Hourly Bid Rate (Non-Prevailing Wage)
1	Paver capable of paving 8' to 12' per pass, with operator	100 +/-	250.00	250.00
2	Paver capable of paving 10' to 18' per pass, with operator	100 +/-	350.00	350.00
3	Roller (10 ton or greater) and operator	100 +/-	150.00	110.00
4	Tack Oil Truck and operator	100 +/-	150.00	110.00
5	Milling Machine – (4') minimum, self-loader and operator	100 +/-	450.00	450.00
6	Milling Machine – (2') self-loader and operator	100 +/-	450.00	450.00
7	Maintainer with hopper broom and operator	100 +/-	150.00	150.00
8	Road widener and operator	100 +/-	150.00	125.00
9	Triaxle dump truck and operator	100 +/-	110.00	110.00

The Engineer noted a slight increase in pricing from last year, but added that Schlusser's does good work and only one bid was received. 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 award the sealed bid for 2024 road equipment pricing to Schlusser's Paving, Inc. as presented.

The Chairman presented Township Resolution 2024-10 for the CDS/CPF grant application for the Letterkenny Sports Complex. He explained that GMS is preparing the grant application to submit to Senator Fetterman and Senator Casey's office. This Resolution is to acknowledge that the Township is applying for the grant, which will be used to help fund site-work costs of the Letterkenny Sports Complex. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to adopt Greene Township Resolution 2024-10, CDS/CPF grant application for the Letterkenny Sports Complex.

The Chairman presented Township Resolution 2024-11 for an On-Lot Sewage Disposal System at 1475 Orchard Road. The Township Sewage Enforcement Officer has identified a suitable site as well as a backup system site. The system will serve approximately 6.185 acres. The Township Engineer explained that the Resolution is needed to attach to the Sewage Planning Module for DEP. Forrester Farms is looking to expand to add retail space, which is the reason for the request. Supervisor Corwell added that he spoke to the ZO prior to the meeting and he indicated that the nitrate levels are somewhat high in that area and DEP has the authority to require them to hook up to public sewer if they can't regulate those levels. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to adopt Greene Township Resolution 2024-11, On Lot Sewage Disposal System at 1475 Orchard Road as presented.

The Engineer presented a list of escrow balances to be returned to the plan applicants. All plans have been approved and invoices have been paid. The Engineer recommended retaining \$500 for future Stormwater inspections for the Freedom in Christ Church Land Development Plan. The Secretary/Treasurer is in agreement with the amounts. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to release the escrow balances for the completed plans as presented and to retain \$500 for future Stormwater inspections for the Freedom in Christ Church Land Development Plan.

Supervisor Corwell presented box card changes for Franklin Fire Company No. 4, explaining that the changes mirror what some other departments requested earlier this year. The changes are needed because St. Thomas purchased a tanker and Letterkenny purchased a UTV. There are a few other changes to dispatch procedures due to limited manpower. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the Franklin Fire Company No. 4 box card changes as presented.

The Chairman noted that the next board meeting falls on Election Day, which is a Township holiday. He suggested rescheduling the meeting for either April 22 or 24. The Solicitor stated that April 22 would be better for him. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to reschedule the April 23, 2024 Board meeting to April 22, 2024 at Noon and advertise as needed.

The Solicitor reported that he is working on the NPDES information for Supervisor Corwell and would like to catch up on the York Water issue. Supervisor Corwell indicated that he spoke with York Water and they plan to meet on site tomorrow. The Solicitor stated that he would respond to their council with that information.

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 32017 through 32044 and three ACH transactions to be paid from the general fund, check number 3966 to be paid from the liquid fuels fund and check numbers 2318 and 2319 to be paid from the electric light fund.

The Chairman adjourned the meeting at 8:07 pm.

Respectfully submitted,

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Secretary/Treasurer