

The Greene Township Board of Supervisors held its regular meeting on Monday, April 22, 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, Daniel 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 April 9, 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 Zoning Officer (ZO) presented a request for a 90-day review time extension for the Jaindl Preliminary Land Development Plan. The current deadline is April 30, 2024. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, 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 April 30, 2024 and running through June 30, 2024.

The ZO presented the Panagos Parking and Circulation Plan, proposing an ice cream stand and small deli on Main Street Fayetteville across from the Fayetteville Fire Hall. The Plan delineates placement of parking stalls but does not add any new pavement. The Ordinance requires one parking space for every three seats. There are twenty-four seats, which would require eight parking spaces; the Plan provides for eleven. The Greene Township Planning Commission reviewed the Plan and recommended approval. The Township Planner suggested placing a stop sign at the entrance onto West Main Street, and the applicant is willing to do that if needed but there has not been one there in the past. The Planner also commented about a lighting plan but no exterior lighting is proposed at this time. The Township Engineer noted that a stop bar could be suggested instead of a stop sign, but he had no other comments. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Panagos Parking and Circulation Plan as presented.

The ZO presented the Carty 2 Lot Final Subdivision/Lot Addition Plan. The Plan proposes to subdivide two lots off the property to convey to a neighboring property off Blakewood Drive. No construction is proposed at this time, and a Non-building Waiver was submitted to DEP. The Greene Township Municipal Authority (GTMA) has a pump station with a right-of-way across the Carty property. They have reviewed the plan and have no objections. The ZO noted there are wetlands on the non-building lot. The Planner's only comment was in regards to GTMA's right-of-way access and that has been addressed. The ZO reviewed the Plan on behalf of the Greene Township Planning Commission and recommends approval. The Engineer has no comments. Supervisor Corwell asked how the lots would be accessed. The ZO explained that the lots are being conveyed as lot additions to the rear of the properties along Blakewood Drive. If they ever wanted to build on them a subdivision plan would need to be submitted. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Carty 2 Lot Final Subdivision/Lot Addition Plan as presented.

The ZO presented the Furry/Robinson Final Plan Revision, explaining that the Plan was previously approved in 2023 but since then one of the parties decided not to be a part of the right-of-way and maintenance agreement. A new agreement was prepared to remove them, which the Solicitor has reviewed. The revised plans were resent to local authorities. GTMA reviewed with no comment. The Guilford Water Authority had one comment, but the Planner noted that what they were looking for was shown on a subsequent plan sheet. The Township Engineer had no comments. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Furry/Robinson Final Plan Revision as presented.

Supervisor Corwell presented two quotes to repair the barn and springhouse at Corker Hill. He had three contractors look at the job; one did not put in a bid and the two that did were similar in price. The Township will provide the excavation and the contractor will pour the concrete for the back wall. Supervisor Corwell explained that if this is not done the barn could collapse. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-

0, the Board unanimously voted to approve the quotes from Haines Construction in the amount of \$16,500 for barn repairs and \$2,950 for springhouse repairs as presented.

The Chairman presented a request from the Fayetteville Volunteer Fire Department for a letter of acknowledgement to the Liquor Control Board for their Gun and Cash Bash Drawing. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to provide a letter to the Liquor Control Board acknowledging Fayetteville Volunteer Fire Department's Gun and Cash Bash Drawing.

The Chairman presented a conflict waiver for signature at the request of Salzman Hughes. Solicitor Sam Wiser represents Motus Capital, LLC in various matters and he has been asked to represent them in the acquisition of the Chambersburg Mall property. Under the Rules of Professional Conduct, he cannot represent both Motus and Greene Township without both entities waiving any conflict of interest. Motus intends to apply for Local Economic Revitalization Tax Assistance (LERTA) for the Chambersburg Mall Property, which would provide tax relief during the developmental phase. Greene Township does not have a tax, so the tax relief would come from the School District and County. The Solicitor pointed out that this waiver strictly applies to LERTA and if Motus decides to purchase and subdivide, in the future they will need to find another attorney. He added that if this helps develop the mall property, it would be a good thing. Supervisor Brookens concurred that he is definitely in favor of that. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the conflict waiver for Salzman Hughes to represent Motus Capital, LLC and Greene Township for the LERTA abatement and authorized the Chairman to sign.

Mr. Bernie Goldberg gave a presentation on his objection to DCNR closing the South Mountain Golf Course (SMGC) to build a visitors center. He explained that while he lives in Penn National and is a member there, he still frequents SMGC because it is mostly flat, making it an easy course to walk, especially for the elderly. The course is unique because although it is on top of a mountain, it is virtually flat. It only costs about \$10 to walk nine holes, making it affordable for families and a great place for young kids to learn to golf. Mr. Goldberg gave a history of the golf course, which was founded in 1922 for doctors and patients of a local sanatorium. The George family took control in 1970 via lease. While the state still owned the land, the George family made many improvements with their own money. The golf course is located off Route 233 down a dirt road and DCNR prohibited installation of signs. Yet during the 2023 season (mid-March through mid-November), 24,385 rounds of golf were played. This golf course is widely used by members of the community. DCNR did not communicate the plans to close to the owners; they instead found out by accident. When it was discovered in September 2023, a petition was circulated and over 2,100 signatures were acquired opposing the closing. Over 300 people attended the public meeting held in October 2023 but the public was not permitted to speak. Mr. Goldberg sent a letter to the governor in November 2023 and again in January 2024. The George family was notified in February 2024 that their lease will not be renewed. Mr. Goldberg explained that the only one that can turn this around now is the Governor and he is requesting help of local municipalities. So far, resolutions opposing the closing have been adopted by Quincy Township, Guilford Township, Waynesboro Borough and Chambersburg Borough. Washington Township is working on a resolution and Mr. Goldberg is presenting to Franklin County at their meeting on Wednesday. Mr. Goldberg noted that this is a poor location for a visitors' center as it is not along any main routes and is five plus miles from Route 30. The state owns an empty seed orchard directly behind the golf course that could be used instead. In closing, Mr. Goldberg asked the Board to consider adopting a resolution to oppose DCNR closing the golf course and to send a letter to the Governor expressing their opposition. The Chairman thanked Mr. Goldberg for his very clear and precise presentation on the matter and noted agreement with many things that were said. There are many other properties deteriorating and could easily be used. The Chairman recommended adopting a resolution and sending a letter to the Governor as asked. Supervisor Corwell thanked Mr. Goldberg for his time and had already prepared a letter in preparation for the meeting. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to adopt Resolution 12-2024, objecting to DCNR closing the South Mountain Golf Course, and authorized the Chairman to sign a letter from the Board to Governor Josh Shapiro indicating the objection.

The Solicitor reported that he reached out last week and again this morning to the Chief Council at York Water regarding Johnson Drive and they offered to contribute \$2,500 for repairs. The Chairman suggested requiring a bond and permit anytime they do work along a Township road in the future. The Solicitor will report to York Water's council with that information and attempt to reach a resolution.

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 32050 through 32071 and five ACH transactions to be paid from the general fund, check numbers 3967 and 3968 to be paid from the liquid fuels fund and check numbers 2320 and 2321 to be paid from the electric light fund.

The Chairman adjourned the meeting at 12:44 pm.

Respectfully submitted,

Secretary/Treasurer