

The Greene Township Board of Supervisors held its regular meeting on Tuesday, January 28, 2025 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.

The minutes of the re-organization and regular meetings held January 6, 2025 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 announced the opening of sealed bids to refinish the interior floors and stairwells at Corker Hill. One bid was received from Burkholder's Flooring, which includes repairing damaged areas, sanding and refinishing with three coats of water-based sealer. The price for the first and second floors is \$27,400 and the price for the stairs is \$2,300. Supervisor Corwell noted that a grant was received for painting and flooring at Corker Hill, which will cover 50% of the cost. 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 to refinish the interior floors and stairwells at Corker Hill to Burkholder's Flooring in the amount of \$29,700 (including stairs) as presented.

The Zoning Officer (ZO) presented the Annual Zoning Office Report 2024. The report shall stand approved as presented and become part of the official record.

The ZO presented a request for a review time extension for the Cleveland Brothers Final Land Development Plan. The current deadline is February 5, and the extension will run through May 5. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to grant a review time extension for the Cleveland Brothers Final Land Development Plan to commence February 5, 2025 and run through May 5, 2025.

The ZO presented a request for waiver of Greene Township Code 85-51.A(3), requirement to construct sidewalks, for the Chambersburg Petroleum Final Land Development Plan. The property is located at the intersection of RT997 and RT11 (former Sheetz building). The canopies have been removed and the new owner desires to reestablish a convenience store with the sale of gas. The applicant's engineer, Lance Kegerreis, explained that the right of way width for RT11 is quite wide and extends well into the parking lot of the site, which is already paved in concrete making it easy for pedestrians to walk across. There are no sidewalks to the north of the property until the Borough of Shippensburg. On the RT997 side of the property, a sidewalk leads to nowhere. There is already a sidewalk and crosswalk at the intersection of RT997 and RT11. The Chairman agreed that placing sidewalks would be difficult with the PennDOT right of way. The Township Engineer pointed out that sidewalks were required for the new Sheetz property at that intersection; the Chairman added that was a new site, making it easier to make room. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant the waiver of Greene Township Code 85-51.A(3), requirement to construct sidewalks, for the Chambersburg Petroleum Final Land Development Plan.

The ZO presented a request for waiver of Greene Township Code 85-39.H(3), requirement for two or more means of access, for the Katsaros Sketch Plan. The property is off Molly Pitcher Highway in the R2 zoning district. Yeager Drive turns off Molly Pitcher Highway and then turns into Sampache Drive which is dead ended. Homes currently exist on both sides of Yeager and Sampache. The owner would like to subdivide lots within the remaining space between Molly Pitcher Highway and Sampache Drive. The plan proposes extending Sampache Drive to Collins Drive, a private right-of-way off Molly Pitcher Highway. Five lots would utilize the private right of way, three would be on Yeager Drive and one would be on Sampache Drive. The private right of way could be used as emergency access for all units in the development. As the subdivision is now, it does not meet the current requirement of two or more means of access. Currently the private right-of-way serves three homes and dead ends before reaching Sampache Drive. The plan proposes keeping the private right of way for those three homes, but the legal right of way would extend to Sampache Drive, giving emergency vehicles

a second way in and out. Supervisor Brookens asked how the code section requiring two ways in and out is worded. The ZO responded that it just says two means of access. A separate section of the code deals with private streets. Supervisor Brookens asked if the applicant spoke to Milton Rotz about obtaining property from him to use for access. The applicant's engineer, Tim Maun, responded that option was not desirable for the existing residents of the private drive. Supervisor Brookens noted that the Board has been strict on enforcement of the two-way access in the past, and there are already 29 lots being accessed by one street. Mr. Maun pointed out that even though they would be adding lots, they would also be adding the legal private right of way which would be used for all existing lots as well. The Solicitor asked how they would ensure that the private right of way is only being used by those three lots. Mr. Maun responded they would have to rely on proper signage. The Solicitor suggested using knock down barriers that emergency vehicles could drive through but would stop regular traffic. The Solicitor advised that if the Board approves this, he suggests getting the private street dedicated for emergency services. This would not make it a public street but would give the Township a separate recordable document signed by the Township and all property owners that gives the Township and emergency services right of access. The Chairman pointed out that the private road coming off Molly Pitcher Highway is only 33 feet wide and there is no way to get the 50 feet PennDOT requires for a highway occupancy permit. Mr. Maun agreed. The Chairman stated that he appreciates the effort to clean up the current single access problem, and he recommended tabling a decision to allow time to discuss this in more detail. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to table the request for waiver of Greene Township Code 85-39.H(3), requirement for two or more means of access, for the Katsaros Sketch Plan until the February 25, 2025 meeting.

The ZO presented the Scot-Greene/D.R. Horton, Phase 2 – 49 Lot Final Subdivision Plan located at the rear of the Scot-Greene development. The preliminary plan was approved in November 2021 and the final plan for phase 1 followed shortly after. Waivers on block length were granted at a prior meeting. The Franklin County Planning Commission reviewed the preliminary plan with no comment. The Greene Township Municipal Authority approved the plan with condition that a sewer bond be posted in the amount of \$132,640. PA DEP approved the plan. The Guilford Water Authority approved the plan with condition that a water bond be posted in the amount of \$196,000. The NPDES permit was issued by PA DEP. A recreation impact fee of \$36,000 will be due to the Township prior to plan release. The transportation impact fee has been calculated to be \$149,260 and is in zone 4. The Homeowners' Association documentation was reviewed and approved by the Township Solicitor. The Township Engineer stated that his comments from the first review have been satisfactorily addressed, and he finds the stormwater bond in the amount of \$612,915.84 to be adequate. The applicant's engineer, Lance Kegerreis, explained that the developer plans to begin with 36 units and then build roughly 12 per year going forward, all of which are duplexes. The plan is to break ground in February, beginning at Fox Hill Drive and working up the hill. Supervisor Brookens asked if the looping of St. Andrews Drive will be done at one time. Mr. Kegerreis responded that the plan is to push Birkdale Drive into St. Andrews Drive and then do the outside loop of St. Andrews Drive later; they will make sure that the loop is complete before any homes are occupied. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Scot-Greene/D.R. Horton, Phase 2 – 49 Lot Final Subdivision Plan with the following conditions: 1) a stormwater bond in the amount of \$47,053.06 be posted prior to the plan leaving the office, 2) a recreation impact fee in the amount of \$36,000 be posted prior to the plan leaving the office, and 3) a transportation impact fee in the amount of \$149,260 be paid at the time of land use permit applications.

The Chairman presented a quote from Atlantic Transportation Systems (ATS) for a Wavetronix Radar System to be installed at the RT997/443 turkeyfoot intersection in Letterkenny. There have been detection issues with those cameras, and ATS recommends installing a 5-way radar detection system to correct the issue. The total cost is \$49,120. The Chairman explained that the intersections at RT30/233 in Caledonia and RT11/433 have been having issues as well, so the plan is to move the good cameras from Letterkenny to those intersections. The equipment should arrive and be ready for installation in about three weeks. Supervisor Brookens asked if the potential Letterkenny gate project would make this equipment obsolete. The Engineer responded if that happens, the equipment can be reused elsewhere. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the quote from Atlantic Transportation Systems for the Wavetronix Radar System as presented.

The Chairman presented a proposal from ECS Mid-Atlantic LLC in the amount of \$25,960 to prepare bid documents and provide construction monitoring services for the Woodstock Road culvert replacement projects. After two years, permits have been obtained from DEP to replace the culverts. The plan documents should be complete by the end

of February and ready to be put out for bid in early March. Ideally construction will begin in the fall of 2025 and wrap up in the spring of 2026. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the proposal from ECS Mid-Atlantic LLC in the amount of \$25,960 to prepare bid documents and provide construction monitoring services for the Woodstock Road culvert replacement projects.

Chairman presented a quote from Stephenson Equipment for a Monroe Plow for a single axle truck. The COSTARS price is \$14,060.47. This is the same plow as the last two that were ordered. The Chairman noted that there are two Fall Plows that also need replaced soon, but quotes have not been received yet. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the quote from Stephenson Equipment for a Monroe Plow in the amount of \$14,060.47.

Supervisor Corwell presented a request from Fayetteville Volunteer Fire Department (FVFD) for a donation to assist with the purchase of a Stryker Power Load System. This is a mount that goes in the back of the ambulance and lifts the stretcher up into the ambulance and locks it in place. The cost for one system is \$38,000, and FVFD would like to purchase two. Chief Melius explained that the increase in weight of patients has caused more back injuries, and this will greatly help eliminate those. In addition, it securely attaches the stretcher to the ambulance, making it safer in the case of an accident. Chief Melius stated he is looking into the possibility that it also lowers workers' compensation rates. Approximately 50% of Franklin County has these. FVFD ran over 3,000 emergency calls last year, which is a record. After reviewing the budget, Supervisor Corwell advised contributing \$10,000 towards the purchase. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to provide a donation to Fayetteville Volunteer Fire Department in the amount of \$10,000 towards the purchase of Stryker Power Load System.

The Solicitor reported that he received Judge Nicklas' decision in the Weidman zoning enforcement case and will file with the Court of Common Pleas later this week. The RT11/RT997 maintenance agreement was forwarded to PennDOT. He will be at closing tomorrow for the Philadelphia Avenue building.

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 32703 through 32742 and seven ACH transactions to be paid from the general fund, check numbers 4004 through 4007 to be paid from the liquid fuels fund and check numbers 2341 through 2341 to be paid from the electric light fund.

The Chairman adjourned the meeting at 1:16 pm.

Respectfully submitted,

Secretary/Treasurer