

The Greene Township Board of Supervisors held its regular meeting on Tuesday, February 25, 2025 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202.

Present: Todd Burns, Travis Brookens, Shawn Corwell – Supervisors, Tyler Beaston – 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 public hearing and regular meeting held February 11, 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 Zoning Officer (ZO) briefly reviewed 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, which had been tabled from the January 28, 2025 meeting. The applicant's engineer, Tim Maun, noted that at the previous meeting, the Solicitor suggested the emergency access should be formally documented and filed with the subdivision plan. Mr. Maun confirmed that would be done along with a private right of way agreement. The Chairman asked if any further thought was given to the private drive signage and who would be permitted to access it. Mr. Maun stated they did not research knock down barriers but would focus on proper signage and public awareness. The ability to go through for emergency purposes is the biggest thing. Supervisor Corwell asked if there is currently a right-of-way agreement for access. Mr. Maun stated he is not aware of any executed agreements on file but present-day plans would require one. Supervisor Brookens asked if Lots 1 and 2 were relatively new. Mr. Maun indicated that they were done after the original layout when Collins Drive was supposed to be a street. The John Katsaros lot consisted of 2 lots plus a little addition from the old plan. The current owners created lot 1 and the other lots were created with the original plan. The Engineer pointed out that the original intent of the plan was to develop the entire area, and this layout seems to make the most sense. Every lot has access, and it does not overburden the whole infrastructure. The Chairman added that the key point of two or more means of access is for emergencies. While the plan does not meet the ordinance, it does provide two means of emergency access, which makes it somewhat workable. He added that he is undecided if the right of way should be gated or left open with signage. Leaving it open could be asking for neighborly disputes if residents do not obey the signage. The Township would not get involved since it is a private right of way, but those complaints tend to come back to the office anyway. The Chairman asked if a stipulation could be made that there would be no further subdivision of properties created by this plan. Some of the lots are large and the concern would be that future owners may wish to subdivide, further increasing the density. The Solicitor responded that deed restrictions could be put on those parcels so that any future owners know they can't further subdivide. That would be a condition of subdivision approval when an official plan is submitted. Mr. Maun stated that he inquired with the Register and Records Office, and they could put a recorded document on file that links the UPI number with each property so all owners are subject to that restriction, and they are willing to do that with a sketch plan. Supervisor Brookens noted that he agrees with the Engineer that the entire area was meant to be developed, but the hardship was self-inflicted by adding houses at the end of the cul-de-sac and other locations surrounding this piece and limiting access. In the past, the Board has taken a pretty hard line against granting these waivers and he is not in favor of granting this one. Supervisor Corwell agreed that the hardship was created by the current owner; however, this is probably the best plan that has come to develop the area. He is still concerned about whether the access should be blocked and who polices it. He also agreed that further subdivision should not be permitted. Supervisor Corwell asked if there are any current issues with people using that private lane. Mr. Maun responded there are not. The Chairman asked what would happen if a developer purchased the property and wanted to put apartments on one of the lots. The ZO responded that would again be subject to two ways in and out and another waiver would be needed. Supervisor Corwell suggested tabling the request again until the details regarding the access and language for waivers and no further subdivision can be established. The Chairman suggested tabling with no date for future review. Mr. Maun asked if it would be beneficial for the applicant to put together some wording for the Solicitor to review; the Chairman responded yes. 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 further notice.

The Chairman presented a refund request of a fire insurance escrow for 3299 Grand Point Road. The ZO explained that the detached garage was destroyed in a fire. He has visited the site, and all debris has been cleaned up. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the fire insurance escrow refund for 3299 Grand Point Road as presented.

The Chairman presented two letters requesting extensions for the NCIP Phase II MTF grants. He explained that the Township is waiting on the traffic signal and HOP permits from PennDOT and both should be approved by the end of March. The letters request to extend the deadlines from June 30, 2025 to June 30, 2026. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the letters requesting extensions for the NCIP Phase II MTF grants and authorized the Chairman to sign.

Supervisor Corwell presented a letter to FCCD in support of keeping the Franklin County Dirt and Gravel and Low Volume Roads Program local, rather than turning it back over to the state. He explained that the Borough of Chambersburg asked the Township for the letter to assist in their efforts to keep the program local. Once programs are turned back over to the state, it is more difficult to apply for funding and it is more beneficial for the program to be managed at a local level. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the letter of support to FCCD and authorized the Chairman to sign.

The Chairman presented a letter addressed to Kip Feldman, the director of LIDA, requesting the addition of adjacent property to the current letter of intent to purchase property in the CVBP. While conducting environmental research for the Letterkenny Sports Complex, it was discovered that one parcel has some restrictions on it and cannot be used as the Township intended. The Chairman spoke to Mr. Feldman regarding an adjacent parcel equal to the property with restrictions and this letter is to formally ask for the new property to be included in the existing agreement. LIDA will review the request at their board meeting on March 10th. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the letter of intent to LIDA and authorized the Chairman to sign.

Supervisor Corwell presented an EMS Agreement, authorizing the Borough to provide EMS services to the Franklin County Jail. This was presented a few months ago and sent back to the Borough to make some changes. Supervisor Corwell explained that he received a call earlier today that County had just reviewed the agreement at their meeting the night before and would like time to consider. Supervisor Corwell recommends tabling the agreement. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to table the EMS Agreement to a later date.

Supervisor Corwell explained that the CAD/GIS Manager's retirement notice was accepted at the previous meeting, and he would like to get Board approval to pay out the remaining sick and vacation leave as outlined in the employee personnel manual. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the payout of the sick and vacation leave according to the personnel manual for the CAD/GIS Manager.

Supervisor Corwell noted that each year the Township provides semi-annual donations to the four fire companies that serve the Township as well as an annual donation for apparatus. He recommends releasing the first half as well as the apparatus donations as budgeted. Fayetteville Volunteer Fire Department and Franklin Fire Company are both buying fire trucks, and Pleasant Hall is buying an ambulance. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to release the semi-annual fire company donations and annual apparatus donations as budgeted.

Supervisor Brookens recommended releasing the annual donations budgeted for the local youth organizations that have facilities within the Township and run little leagues/football leagues, as well as the Ragged Edge Swim Club. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to release the annual recreation donations as budgeted.

The ZO recommended scheduling a public hearing for April 8 or 22 regarding proposed Ordinance 2025-2, which provides for non-commercial keeping of chickens and ducks. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by vote of 3-0, the Board unanimously voted to schedule a Public Hearing regarding proposed Ordinance 2025-2, Chickens and Ducks, for April 8, 2025 at 7:00 pm at the Greene Township Meeting Room and authorized advertisement of the same.

The Solicitor 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 and authorize the payment of invoices as follows: check numbers 32782 through 32807 and three ACH transactions to be paid from the general fund, check numbers 4011 through 4016 to be paid from the liquid fuels fund and check number 2345 be paid from the electric light fund.

The Chairman adjourned the meeting at 1:02 pm.

Respectfully submitted,

Secretary/Treasurer