

The Greene Township Board of Supervisors held its regular meeting on Tuesday, March 11, 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 7:00 pm, 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 25, 2025 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. Scott Bert (HRG) and Nicole Galio (Jaindl Land Co) addressed the Board, explaining that the Jaindl warehouse project was passed on from the Greene Township Planning Commission to the Supervisors last evening. Mr. Bert wanted to let the Board know that as of this morning, Jaindl officially decided to go with the alternate location for the traffic signal, which is located on the Township right of way on Sycamore Grove Road rather than the Fisher property. Previously the Board did not sign the PennDOT application because the Fisher property had not been obtained. Mr. Bert explained that new documentation will need submitted to PennDOT and they will be reaching out with updated documents for signatures of support from the Board. The Chairman thanked Mr. Bert for the update.

The Zoning Officer (ZO) presented the Monthly Zoning Report for February 2025. The report shall stand approved as presented and become part of the official record.

The Chairman presented a Noise Nuisance Temporary Waiver Application from a resident on 3791 Mountain Shadow Circle. The applicant plans to have a party for his two daughters on the weekend of April 5 and 6. On April 5 they expect approximately 500 friends and family members stopping by throughout the day to pray over their daughters. On April 6 from 11:00 am to 7:00 pm, they will have an outside party with live music. The application referenced getting approval from the HOA, and the ZO explained that the HOA is for the newer portion of the development and mostly governs stormwater and aesthetics, not noise. The Supervisors expressed concern with the number of people expected to come through the development on April 5. The applicant explained that each group will only be staying for 5-10 minutes, and they are not all coming at one time. Supervisor Corwell asked if a condition of approval could be that they must permit access on the Township roads. The Solicitor responded that it would be against the law to not permit access, but it could also be made a condition if the Supervisors wish. Supervisor Corwell explained to the applicant that if a waiver is granted, it will only cover noise. If a neighbor calls the police, they will handle any other issues, and they cannot block the road. The Solicitor suggested that the applicant notify their neighbors about the party ahead of time. The applicant responded that he would print fliers to give to all the neighbors. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Noise Nuisance Temporary Waiver Application for April 6 from 11:00 am to 7:00 pm at 3791 Mountain Shadow Circle with condition that the road remains open for traffic flow.

Supervisor Corwell presented an Open-End Mortgage and Security Agreement and Promissory Note between the Township and Fayetteville Volunteer Fire Department (FVFD). With the decline in Bingo revenue and other events, FVFD has decided to renovate the social hall into an event center for meetings, weddings and formal events. FVFD came to the Board with a plan and asked if they would consider financing the renovations. After several months of discussions between the Township and FVFD, the Township Solicitor has prepared these documents for review. The Solicitor noted that he is working on finishing up the Easement Agreement across the fire department property so that in the case of loan default, the Township could take over the event center and still have access. Supervisor Corwell noted that he appreciates the effort of FVFD to make up for lost revenues. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the Open-End Mortgage and Security Agreement and Promissory Note between the Township and Fayetteville Volunteer Fire Department subject to all terms and the Easement Agreement being finalized by the Township Solicitor.

The Chairman presented a Fee Agreement from Johnson Duffie Attorneys at Law to provide special council for a Zoning Hearing Board Application regarding a Verizon cell tower. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Fee Agreement with Johnson Duffie Attorneys at Law and authorized the Chairman to sign.

The Chairman explained that the Township investment accounts need to be moved because Wells Fargo has decided to no longer hold municipal funds effective April 1. The Board conducted interviews with a couple different firms and received two proposals. Supervisor Corwell stated he was not able to sit in on the meeting with F&M Trust but was impressed with Kampstra Wealth Management. Supervisor Brookens stated that he was in both and feels more comfortable with F&M. Both seem to be competent firms, but F&M is in Chambersburg while Kampstra is in Gettysburg. In addition, F&M appears to have better fees. The Chairman added that he also sat in both meetings and was impressed with both firms, but for much of the same reasons as Supervisor Brookens, he feels that F&M is the better option. He stressed that F&M is a local community bank that has been here for over 70 years and holds multiple municipal clients in Franklin County and beyond. In the last fifteen years, the Township has had to move funds twice due to outside banks changing policies and no longer holding municipal funds. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to appoint F&M Trust as the Township investment consultant.

Supervisor Corwell presented a proposal from GDC for annual IT services. The Township has been with GDC for 5 years. The price has not changed in recent years but went up \$683.13 this year and includes 60 hours built in. The total price for one year is \$14,683.13. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the proposal from GDC for annual IT services as presented.

The Chairman presented a proposal from US Municipal for an 11' Falls Plow. The Costars price is \$15,674.71. He explained that the new truck did not come with a plow and a spare plow was used last winter, but it was not in good shape. Another new truck has been ordered, so a plow will be needed for that one as well. Ordering now will ensure the plow is received by next winter. 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 US Municipal for an 11' Falls Plow as presented.

The Chairman recommended advertising the receipt of sealed bids for the following contracts: bituminous materials, crushed aggregate and road equipment rental. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to advertise the receipt of sealed bids for the following contracts: bituminous materials, crushed aggregate and road equipment rental; bids to be received no later than April 21, 2025 at 3:00 pm and to be opened at the regular meeting on April 25, 2025 at Noon at the Greene Township Municipal Building (1145 Garver Lane, Chambersburg PA 17202).

The Solicitor noted that to protect the Township prior to closing, Salzmann Hughes would do a quick title search on the FVFD property prior to closing. The Board agreed.

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 32829 through 32866 and eight ACH transactions to be paid from the general fund, check numbers 4017 through 4019 to be paid from the liquid fuels fund and check number 2346 be paid from the electric light fund.

The Chairman adjourned the meeting at 7:49 pm.

Respectfully submitted,

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Secretary/Treasurer