

The Greene Township Board of Supervisors held its regular meeting on Tuesday, March 25, 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, advised that the meeting would be recorded for accuracy purposes and visitors were asked to sign in.

The minutes of the regular meeting held March 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) presented a request for review time extension for the Jaindl Final Land Development Plan. The current deadline is March 31 and the extension will run through June 14. 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 Jaindl Final Land Development Plan to commence March 31, 2025 and run through June 14, 2025.

The ZO presented a request for review time extension for the Etter Final Subdivision Plan. The current deadline is April 3, and the extension will run through July 3. 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 Etter Final Subdivision Plan to commence April 3, 2025 and run through July 3, 2025.

The ZO presented a request for waiver of Greene Township Code 101-5, well location minimum 30' setback distance from building foundations, for John and Kim Rickabaugh at 2984 Rocky Spring Road. He explained that Mr. and Mrs. Rickabaugh recently submitted a land use permit application for a new home, for which the well had already been drilled. The minimum setback requirement is 30 feet from the building foundation, and their well is approximately 12 feet from the proposed home. The ZO explained that the reason for the required setback is to keep potential sources of pollution away from the well. The Chairman asked if the property would have an on lot septic system. The ZO responded that the Greene Township Municipal Authority extended the sewer lines to serve the 6 lots created by this subdivision, so it will be on public sewer. The ZO explained that the lot is encumbered by stormwater controls, limiting the options they have for placement. The Chairman asked if the foundation has already been erected and if not, is there room to move the location of the home. Mr. Rickabaugh said it has not been erected, and they could move it slightly. They are trying to keep the driveway further away from the rain garden, so they could potentially move the home 2-3 feet. The Chairman pointed out that the setback distance is more of a DEP requirement because of on lot septic systems, but this home is served by public sewer, so it is not as concerning. The Township Engineer agreed. Mr. Rickabaugh noted that the well is 120 feet deep, 200 feet wide, and is cased. Supervisor Brookens asked if the downspouts would be piped to the rain garden. The Township Engineer stated that according to the subdivision plan, they are not. Mr. Rickabaugh stated that he planned to run them underground to the rain garden. Supervisor Brookens noted that would help any roof contaminants from getting into the well. The Chairman stated that Mr. and Mrs. Rickabaugh are building the home and bearing the risk, so he is willing to grant the waiver. Supervisor Brookens agreed and pointed out that this is a cased well with no on-lot septic system, which decreases the risk of contamination. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the request for waiver of Greene Township Code 101-5, well location minimum 30' setback distance from building foundations, for John and Kim Rickabaugh at 2984 Rocky Spring Road, with condition that roof drains be directed towards the swale located on the property.

The ZO presented the Scot-Greene Estates – Phase I, 72 Lot Final Subdivision Plan for re-approval for recording purposes. The developer is working on closing with the bank and has been unable to post the bonds until that is complete. They expect that to be wrapped up soon. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to re-approve the Scot-Greene Estates – Phase I, 72 Lot Final Subdivision Plan with all previous conditions remaining in effect.

The Chairman presented a summary of bids for the Woodstock Road culvert replacement project. The bids were prepared and reviewed by Bryan Clement, Senior Associate at H.F. Lenz Engineering. Mr. Clement provided a summary of the bids as follows:

	Base Bid 1 N of Cook Rd	Base Bid 2 S of Cook Rd	Base Bid 3 Both
Fayetteville Contractors	\$ 441,338.70	\$ 266,834.80	\$ 708,173.50
Lobar	\$ 587,260.00	\$ 260,079.00	\$ 847,339.00
Crilon Corp	\$ 598,745.09	\$ 361,436.12	\$ 960,181.12
JVI	\$ 1,028,067.00	\$ 659,894.00	\$ 1,687,961.00

The Chairman noted the lowest bidder for base bid 3, which is doing both culverts at the same time, was Fayetteville Contractors with a total price of \$708,173.50. If each culvert were awarded separately, the total would be \$701,417.70 (base bid 1 to Fayetteville Contractors \$441,338.70 and base bid 2 to Lobar \$260,079.00). The savings would be less than \$7,000, but the complexity of dealing with two contractors would increase administrative costs. The Township Engineer added that using two contractors would also complicate traffic control, potentially creating more expense there. The Chairman agreed and recommended awarding base bid 3 to Fayetteville Contractors. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to award base bid 3 of the Woodstock Road culvert replacement project to Fayetteville Contractors as presented.

The ZO presented proposed Resolution 2025-7, sewer extension/tap in for Washco Orchard Ridge located along Black Gap Road. A sewage planning module was received, and the resolution needs to accompany the application to DEP. The plan proposes construction of a 208,000 square foot multi-use commercial building with a projected flow of 11.25 EDUs. The Greene Township Municipal Authority, Guilford Water Authority and the Borough of Chambersburg (treatment facility) have all signed off on the application. The ZO noted that the Board previously denied a waiver request for greater than three units off one drive for the plan. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to adopt Township Resolution 2025-7, sewer extension/tap in for Washco Orchard Ridge as presented.

Supervisor Corwell presented a proposal from ServePro of Chambersburg to provide restoration services due to green mold in the file room at the Township building. There was a roof leak, which he believes is now fixed. Part of the ceiling has already been removed, but the remainder of the ceiling and walls need to be removed and remediated. The quote for demolition and mold remediation only is \$5,456.48. 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 ServePro of Chambersburg in the amount of \$5,456.48 as presented.

Supervisor Corwell presented a quote from M&K Truck Centers for a 2026 Mack GR42F. The Costars price is \$165,826 and includes the same specifications as the truck that was just delivered. The reason for quoting another truck now is that new emissions standards will go into effect next year, increasing the cost by approximately \$10,000. If ordered now, that can be avoided. The salesman called earlier today to say that if the new tariffs go into effect, the quote will increase by approximately \$3,500. 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 M&K Truck Centers for 2026 Mack GR42F in the amount of \$165,826 as presented.

The Chairman presented a Cable Franchise Agreement with Comcast to renew the current agreement. Solicitor Tyler Beaston reviewed the agreement and did not recommend any changes. The Township is already receiving the maximum amount, which is 5%. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the Chairman to sign the Cable Franchise Agreement with Comcast as presented.

The Chairman presented a letter addressed to the Pennsylvania Historical and Museum Commission supporting the placement of a historical marker at the front of the Brownsville Church of God Cemetery, recognizing the importance of the Underground Railroad to that area. Professor Steven Burg of Shippensburg University has been studying the area and is requesting the historical marker placement. He emailed the Chairman asking for the Township's support. 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 addressed to the Pennsylvania Historical and Museum Commission supporting the placement of a historical marker at the front of the Brownsville Church of God Cemetery and authorized the Chairman to sign.

Supervisor Brookens noted that Patrick Shope, park and field crew leader, has been employed with the Township for 90 days and he would like to promote him from probationary status to regular full-time employee with a 50 cent per hour raise. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to promote Patrick Shope from probationary employee to regular full-time status with a raise of 50 cents per hour.

The Chairman stated he would like to solicit bids for the 2025 CIPR project. After discussion with the Township Engineer and Road Foreman, he recommends Musser Road to be done this year. It was bid out several years ago, but other projects were done instead. 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 CIPR; 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 reported that the loan with Fayetteville Volunteer Fire Department closed earlier this morning. The note, mortgage and access easement were signed and will be recorded today or tomorrow; payments begin October 1.

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 32879 through 32903 and three ACH transactions to be paid from the general fund, check numbers 4020 through 4023 to be paid from the liquid fuels fund and check number 2347 be paid from the electric light fund.

The Chairman adjourned the meeting at 12:50 pm.

Respectfully submitted,

Secretary/Treasurer