

August 28, 2018  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, August 28, 2018 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Todd E. Burns	Gregory Lambert
Travis L. Brookens	Daniel Bachman
Shawn M. Corwell	Diann Weller
	Welton Fischer

Visitors: See list

The Chairman called the Regular Meeting to order at 7:00 P. M..

The Minutes of the Regular Meeting held August 14, 2018 shall stand approved and become part of the official record.

There was no public comment offered at this time.

The Chairman stated there had been some inconsistencies with bid prices when crushed aggregate material bids were received previously. The item of anti-skid was placed on hold at that time and the Chairman stated the Board was now going to proceed with re-bidding just that item. The bid specifications will include only anti-skid and hopefully there will be more definitive answers. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to rebid the anti-skid materials for the year 2018 to be received no later than 3:00 P.M., prevailing time, Tuesday, September 11, 2018, at the Greene Township Municipal Office Building, 1145 Garver Lane, Scotland, PA; then to be opened and read aloud at the Regular Supervisors Meeting that evening at 7:00 P.M., prevailing time.

Supervisor Corwell presented correspondence regarding a request for funding of a fire and ems study for the County. He stated that over the last five years or so there has been discussion regarding having a study performed County-wide for fire and ems, noting that volunteers at fire companies have been dropping very low and need to find different ways to recruit, where equipment should be based for best response time, etc; other Counties have had a study performed and that Washington County just finished one. He stated that DCED (Department of Community & Economic Development) has a grant available in the amount of \$15,000. The total cost for the study is \$30,000; Franklin County Commissioners have pledged \$5,000, a private donation of \$1,000; \$9,000 with administrative costs needs to be raised. The letter of funding request was forwarded to all (Franklin) County municipalities asking for a commitment from their municipality based on 7 cents per capita for each municipality; cost to Greene Township would be \$1,169 but payment not required until 2019. The reason payment would not be required until 2019 is if the study was not performed, the monies would be returned to the respective municipalities. Supervisor Corwell stated that in his opinion the study is a good idea when it is noted how few fire police and volunteer firefighters are available He noted that Fayetteville (Volunteer Fire Department) already now has almost fully paid personnel and one thought is what would happen if they would close their doors. The Chairman

inquired if any municipalities had given a negative response to date and Supervisor Corwell stated the Alliance has received four (4) positive responses but no negative to date, however, he would expect someone to do so, unfortunately. He further stated that in that event it would have to be decided whether to discontinue or continue with the study. The Chairman inquired if the funding is not available, is there any way to scale back the study. Supervisor Corwell stated 'yes' and one suggestion was that anyone who did not want to participate, that municipality would not be included in the study. He stated the Fire Chiefs' Association has indicated they would participate if there were any municipalities not participating they would support the Alliance in some way monetarily. Supervisor Corwell stated "things just aren't getting any better" (in the fire service). Supervisor Brookens stated he certainly thought the study is needed and would not want to see the study 'scratched' because of a few against and would want those not participating not be included but would hope all municipalities would participate. The Chairman inquired if the Alliance was looking for approval and Supervisor Corwell stated the Township would send a letter of commitment now and payment would be forwarded in 2019 as suggested. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to grant the consideration of the Franklin County Emergency Services Alliance request for a fire and ems study and approve the per capita of 7 cents for a total of \$1,169 from Greene Township to help fund the study and also provide a letter of commitment to the Alliance on behalf of Greene Township.

The Township Secretary presented a resolution for the disposition of certain Township records according to guidelines as set by the Pennsylvania Municipal Records Manual. She stated the proposed resolution had been forwarded to the Township Solicitor for his review. The Chairman asked the Solicitor if he had reviewed the resolution to which the Solicitor stated he had and had no further comment. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to adopt Township **Resolution No. 19-2018** for the disposition of certain Township records according to the guidelines as set by the Pennsylvania Municipal Records Manual.

The Township Engineer presented a request for release from stormwater bonding from Chambersburg Health Services (CHS), Project #18-007. He stated the Board had approved a plan for CHS in July (2018) for the construction of an ancillary parking lot. At the time the Board approved the plan it was based upon the condition that stormwater bonding be provided in the amount of \$62,387; however, CHS elected to construct the stormwater facilities in lieu of posting the bonding. The Engineer stated he has been observing the construction as it progressed. It has now been completed, he has found the work has sufficiently conformed to requirements of the approved plan, therefore, he would recommend that the requirement for the stormwater bonding in the amount of \$62,387 be considered as satisfied and that no further bonding would be required for this plan. The Solicitor inquired as to whether an 18-month maintenance bond would be required to which the Engineer stated that requirement relates to street construction and not stormwater (bonding). He further noted this is all confined to private property underneath the parking facilities. The Engineer also noted the Township has not released the plan to date and that a developer has the option to either post bonding or construct facilities and only need a Land Use Permit from the Township to obtain electrical approval (from State Building Permit issuing agency). The Chairman inquired how they could construct the facilities if the plan has not been released by the Township. The Solicitor stated they had received preliminary approval. The Engineer stated this situation is different because this is a

Parking and Circulation Plan and wanted to bring the request to the Board because there was a condition placed when the plan was approved. Discussion ensued relative to the plan not being released yet, approval with condition of the plan, etc. Supervisor Brookens asked the Engineer if the paving was part of the required bonding amount and the Engineer stated it was not because there was only stormwater construction. The Chairman asked if the \$62,387 was strictly for stormwater and the Engineer confirmed “strictly stormwater”. The Engineer concluded by stating then the developer may obtain a Land Use Permit (from the Township) to then obtain an electrical inspection from PMCA (Pennsylvania Municipal Code Alliance, State permit issuing agency for the Township). Following a lengthy review and discussion, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to grant the request for the release of the condition on bonding for stormwater facilities for Chambersburg Health Services, Project #18-007, in the amount of \$62,387.

The Zoning Officer presented a 1-Lot Final Subdivision/Lot Addition Plan for property of Bruce Anderson; property located along Bobwhite Trail; proposed subdivision of property by combining four (4) lots into one and then subdivide a lot from another tract for proposed future dwelling construction; property has private sewer which connects to public sewer at Route 30; address has been assigned by the Township. The ZO reviewed the *Approval Checklist*, a copy of which had been provided to each Board Member for their review: Franklin County Planning Commission – reviewed with no comment (7.27.18); Greene Township Municipal Authority – able to serve (8.16.18); Sewage Enforcement Officer – non-building waiver submitted to PA DEP (7.31.18); Guilford Water Authority – approved (8.9.18); Franklin County Conservation District – noted as ‘adequate’ (7.27.18); previous comments of both the Township Planner and Township Engineer have been satisfactorily addressed and would recommend approval (8.3.18 and 8.22.18); plan was reviewed by Township Zoning staff and would recommend approval (8.24.18). Supervisor Corwell inquired as to what address would be used and the ZO stated it would be Bobwhite Trail. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Bruce Anderson 1-lot Final Subdivision/Lot Addition Plan as presented.

The Zoning Officer presented a Revision to an Approved Final Land Development Plan for Hudson Companies for the Pennsylvania State Police (PSP) Barracks; property located along Black Gap Road (Black Gap Road/S.R. 0997); two revised sheets serve as an addendum to the previous plan and will include proposed firing range; copies of the plan were provided to both Guilford Water Authority and Greene Township Municipal Authority for information only because the addendum does not affect any of their facilities; construction will not result in any additional traffic; screening will be provided around the parking area. The ZO reviewed the *Approval Checklist*, a copy of which was provided to each Board Member for their review: Franklin County Planning Commission – reviewed with no comment (8.2.18); Franklin County Conservation District – approved (8.15.18); plan reviewed by the Township Planning Commission at their meeting held August 13, 2018 and following review, recommended approval subject to review by Franklin County Conservation District, and the Engineer’s and Planner’s comments at that time. The Township Planner’s comments were reviewed and have been satisfactorily addressed. The Township Engineer stated he had provided four (4)

comments to the (Township) Planning Commission which he reviewed with the Board and were included in his report submitted for this Meeting. The ZO stated that Comment #5 on the Addendum notes have now been placed on the plan. The Chairman inquired as to the construction of the interior phase and it was noted the slope will be a one to one lined with mulch. The Chairman inquired how that was done and was informed it is terraced. Gary Carter, PSP, stated it is actually a ratio of two to one. Lance Kegerreis, engineer for the developer, noted the slope would be constructed as recommended to them and chose to use mulch but not sure how well the mulch will stay in place. The Township Engineer inquired if it would be possible to use fabric and Mr. Carter stated that any additional fabric has been discussed and not sure it can be used for this ratio. The Chairman inquired if this had been done at other places for a comparison and Mr. Carter stated there is packed clay that has been used. The Chairman inquired as to stormwater and Mr. Kegerreis stated that stormwater conveyance is by a small inlet present to keep it from ponding in the area. The Chairman inquired if everything between the slope is all impervious and Mr. Kegerreis stated that almost all except gravel walkway. Discussion then ensued regarding various aspects of the firing range; i.e. lighting, signalization of usage in some manner, sound of gunfire during practice, etc. Relative to someone hearing shots they would not call 9-1-1 and it was discussed as to various ways that communication could be disseminated to the public during these times; i.e. a red flag would be raised notifying the Township of the times and dates the range would be in use so it would be known if someone were to call. Mr. Carter stated that PSP could post on Facebook to inform residents of active range in the Township being used. Supervisor Corwell stated that in his opinion he did not feel that people would pay attention and that it was a good idea to notify the Township of the dates and times the range was to be in use. He asked if PSP would be open to having several suggested days and times noted on the plan such as Saturday from 9 a.m. to 4 p.m. and Sunday from Noon to 4 p.m.. Mr. Carter stated the PSP would be agreeable with that suggestion; they want to operate within guidelines of the Township Noise Ordinance; want to be vigilant regarding notification, noise concerns, etc; hours of 9 a.m. to 4 p.m. and Noon to 4 p.m. on weekends are acceptable. He further noted that range specifications do not allow firing on the range after dark. The Township Solicitor noted that wording on the addendum indicates "after dark" and he suggested the wording be changed to "dusk" and Mr. Carter stated there is no issue to changing the wording to "dusk". Supervisor Corwell suggested having a meeting between the Township and PSP after the range has been operating some time to discuss and make any necessary changes. Mr. Carter invited the Township Supervisors to the range during operating hours to observe as well as both entities keeping in contact to keep good communication open. The Chairman inquired as to the noise and design of the range as to how the sound will travel within the range and how the percussions will be continued. Mr. Kegerreis stated the direction of fire is parallel to Interstate 81 and northward, noting the distances marked on the range and project downhill. Mr. Carter stated the (range) berms are curved to dispense the noise; in addition, there is a hollow behind the barracks as well as a large tree-lined hill base. The Chairman noted this project is elevated quite a bit above Doron Drive and asked if there was a wooded area and Mr. Carter stated there is a tree line that separates the properties and it is not a straight area down to Doron. The ZO indicated on the plan (via the "smartboard") that the boundaries for the properties showed a distance of approximately 1,300 feet between; a farmhouse approximately 1,300 feet; single farm approximately 1,200 feet; Corker Hill approximately 1,600 feet; and, approximately 3,000 to the Township Park ballfield.

The Chairman stated he is quite impressed with the design of this project and with not having experience with this, that when someone is speaking of a firing range that this is much more than a “mound of dirt”. He is glad to see the thought and foresight that has been put into this project as well as the location of it being taken into consideration as to how it could affect neighboring properties; he feels comfortable with the plan. Supervisor Corwell stated he thought this was a good step, having a good relation with PSP, and that the Township could help PSP in training which is a plus especially with today’s society. Mr. Kegerreis stated that whatever changes or modifications and use restrictions the Township may request, they should just inform the applicant and/or engineer what they want. Following lengthy review and discussion, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Hudson Companies, PSP Barracks, Revision to Approved Final Land Development Plan with conditions that Addendum Note #2 that is proposed on the plan be modified that operation times for the firing range be 7:00 a.m. to dusk during the week and the hours be limited on weekends from 9 a.m. to 4 p.m. on Saturday and from 12 Noon to 4 p.m. on Sunday and once the range is operational the Township would have the ability to visit the operation and resolve any possible issues.

Supervisor Brookens stated that Jordan Gleim has just fulfilled his six-month probationary period as Park Manager; evaluation has been completed and everything is satisfactory; doing a good job of maintaining fields. He, therefore, recommended that Mr. Gleim be moved from probationary to regular full time employee status with an increase of fifty cents per hour retroactive to August 21, 2018. On a motion from Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to move Jordan Gleim from probationary to regular full time status with a fifty-cent per hour increase in pay retroactive to August 21, 2018.

The Township Solicitor had no further comment to offer at this Meeting.

On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously authorized the payment of invoices as follows: Check Numbers 26755 through 26774, three direct deposits, and one credit card payment, inclusive, to be paid from the General Fund; Check Numbers 3469 through 3472, inclusive, to be paid from the Liquid Fuels Fund; and, Check Numbers 2147 and 2148, and one online payment, inclusive, to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 8:01 P.M..

Respectfully submitted,

---

Secretary