

October 11, 2011  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, October 11, 2011, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, following a Public Hearing regarding a Conditional Use Permit Request from Earthnet Energy, LLC.

Present:

Charles D. Jamison, Jr.  
Todd E. Burns  
Travis L. Brookens

Gregory Lambert  
Daniel Bachman  
Diann Weller  
Welton Fischer

Visitors: See list

The Chairman called the Regular Meeting to order at approximately 7:11 P.M..

The Minutes of the September 27, 2011 Public Hearing regarding a Conditional Use Permit request from State Capital Investments, LP shall stand approved as presented.

The Minutes of the September 27, 2011 Regular Meeting shall stand approved as presented.

The Township Engineer, Gregory Lambert, presented a refund request from Mr. James Maun, William A. Brindle Associates, Inc., on behalf of their client, for remaining plan review escrow for Randy and Kimberly Gsell/Trapper Gsell, Project #11-011. He noted this was a 1-lot Final Subdivision Plan and was approved in August (2011). The original escrow fund submitted was \$1,500; \$552.50 was costs expended; total remaining refund amount is \$947.50. The Engineer stated after review of this request, he would recommend the refund of the total remaining escrow of \$947.50. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the refund request for remaining plan review escrow for Randy and Kimberly Gsell/Trapper Gsell, Project #11-011, be approved and total remaining amount of \$947.50 be granted.

The Board reviewed the Fayetteville Volunteer Fire Department Fire Police Monthly (September 2011) and Year-to-Date Reports as submitted. It was consensus of the Board the Reports shall stand approved as presented and become part of the official record.

The Chairman presented and reviewed truck purchasing stating that all are listed on *CoStars* so they would not have to be bid and the Township can purchase through State contract which is a considerable savings not having to advertise and time expended. The Chairman stated they are looking to replace several pickup trucks. Supervisor Burns noted they are looking to replace two older vehicles the Township currently owns which are too small and with the number of road crew, more room is needed. The Chairman noted the two trucks being replaced are a regular cab and one extended cab and all the new ones will be crew cabs due to number of road crew and especially during flooding and other emergencies, more than 2 or 3 persons can be transported at a time. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to authorize the purchase of three pickup trucks off *CoStars*; those vehicles being two (2) each Ford F-250 crew cab and one (1) 1500 Chevy crew cab and all will be 4 x 4(s).

The Zoning Officer presented and reviewed the Monthly Zoning Office Report for September. During that review, the Zoning Officer noted the number of permits issued to date is below the usual in past years and stated that maybe only 300 by the end of the year. It was consensus of the Board the Monthly Zoning Office Report shall stand approved as presented and become part of the official record.

The Township Engineer, Gregory Lambert, presented a request for bond release for Salem Road Village and submitted by Salem Road Village, LP. The Engineer reviewed his comments noting the bond amount currently being held by the Township was a guarantee for the completion of remaining public improvements. The amount of the current bond is \$89,485 and had included amounts for construction of the wearing course, underground piping system and mountable curbing all of which have been completed and have a value of \$53,500. He stated he subsequently re-evaluated the development bond and found the following remaining work items and their associated costs: (1) detention basin conversion - \$5,660; (2) storm chamber systems - \$10,600; (3) level spreader - \$150; (4) replace topsoil - \$3,600; (5) seeding and mulching - \$6,890; total - \$26,900 plus 10% for total amount to be retained - \$29,590. The Engineer stated that approximately 80% is built out and the Township has taken over the streets for dedication. He noted the infiltration system has been installed and he has been monitoring and during the last big storm, there was some water on Salem Road but the majority of most water from the storms has been running along Salem and in the swale. The Engineer stated he had a conversation with Adam Schellhase (development partner) and Mr. Schellhase is in agreement with the on-going work and can have the Letter of Credit reduced at the bank prior to the end of November expiration. The Engineer recommended reducing the current bond. Supervisor Burns inquired as to the Engineer's comment regarding 15% of the original bond amount of \$272,299 for a period of eighteen months and the Engineer stated that could be the maintenance bond and still have six months remaining. The Engineer stated this is a separate bond from the public improvements bond and is identified as a "maintenance" bond. Supervisor Burns then asked if this would be done with other developers and the Township Solicitor stated it is an ordinance requirement, fairly standard, and is a provision of the Municipalities Planning Code. The Chairman was in agreement to keep it for six months. Supervisor Brookens asked if it was not put in place before and the Solicitor responded that usually a maintenance bond is received when everything is turned over to the Township but one can be put in place for six months. Following review and discussion of this request, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the request for bond release for Salem Road Village be granted and that \$29,590 be retained by the Township and also require a maintenance bond for the roadway for six months in the amount of \$40,844.

The Zoning Officer presented a request submitted by Mr. John High of William Brindle Associates, Inc., on behalf of their client, for extension of review time of ninety (90) days for the JSJ, LLC 1-lot Final Land Development Plan; current deadline is October 20, 2011. Supervisor Burns asked if this was the first request and the Zoning Officer stated 'yes' and informed the Board the project is very near completion. Following review and consideration, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the JSJ, LLC 1-lot Final Land Development Plan be granted an extension for an additional ninety (90) days commencing from October 20, 2011 forward.

The Zoning Officer presented and read correspondence from Curfman & Zullinger Surveying, Inc. on behalf of Paul Nolt 7-unit Final Land Development Plan; requesting waiver of Greene Township Code 85-51.A, *Requirement to Install Sidewalks*. The ZO stated the Plan is currently in process at the Township; property located adjacent to Greene Street and is an extension of said street, and abuts property of *The Igloo*. Supervisor Burns asked if the proposed units face Greene Street and the ZO stated 'yes'. The Board then held discussion regarding the location of sidewalks already existing in another development, directly across the street and adjacent to this property. The Chairman inquired if there was a play area for children, the Engineer noted a lot that is to be used for overflow parking and then the Zoning Officer showed on the plan the open space play area according to the Engineer. The Board continued discussion regarding sidewalks, the reason for sidewalks (pedestrian safety), and the location of existing sidewalks adjacent to this property. Following review and discussion, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the request for waiver of Greene Township Code 85-51.A, *Requirement to Install Sidewalks*, for Paul Nolt 7-unit Final Land Development Plan be denied.

There were no Subdivision and/or Land Development Plans submitted for this Meeting.

The Township Solicitor had no further comments.

On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: Check Numbers 16994 through 17013, inclusive, to be paid from General Fund; Check Number 1458 to be paid from the Electric Light Fund; and, Check Numbers 1986 through 1990, inclusive, to be paid from the Liquid Fuels Fund.

The Chairman and Board discussed the regularly scheduled Meetings for the month of November noting that November 8 is a legal holiday for the Township with all offices closed. Plus, it was initially thought that most of the Board would not be available on November 22 so a Meeting would have to try to be held November 8 but now there will be at least two Board Members available for November 22. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the Regular Meeting of November 8 will be cancelled and legally advertised and the only meeting to be held in November will be November 22.

There being no further business before the Board for this Regular Meeting, the Chairman adjourned at approximately 7:40 P. M..

Respectfully submitted,

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Secretary