

October 27, 2015
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, October 27, 2015, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Todd E. Burns
Travis L. Brookens
Shawn M. Corwell

Gregory Lambert
Daniel Bachman
Diann Weller
Welton Fischer

Visitors: See list

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

The Minutes of the Regular Meeting held October 13, 2015 shall stand approved as presented and become part of the official record.

There was no public comment offered at this Meeting.

Supervisor Corwell presented quotes received to purchase new lighting for the garage shop area which houses the various trucks and equipment as well as the area that provides maintenance for same. The current lighting will be upgraded to LED and will add nine (9) new LED and ten (10) motion sensors; anticipated savings going to LED would be approximately \$653.42 per year by replacing existing lighting even with additional new lighting. The quotes received were as follows: *Quote #1* - Capital Tristate, Chambersburg – 27 LED, 9 new, 10 sensors - \$5,151.31 – will also apply for utility rebate of \$1,056. Capital stated it is not guaranteed to receive a rebate but they will at least try on behalf of the customer. *Quote #2* – Hite Company, Altoona with representative located in Harrisburg – 27 LED \$3208.95, 9 new \$1,837.89, 10 sensors \$428.90, total \$5,473.94. Supervisor Corwell stated that both quotes for the same lighting, however, Hite did not mention if they would apply for a rebate. He noted the lack of lighting currently in the shop area and that it is greatly needed. Supervisor Brookens agreed how much the lighting is needed and that the existing lighting is very difficult to replace. Supervisor Corwell stated the quoted prices do not include installation and the Township would have to have its own electrician to install. The Chairman also voiced his agreement with the other Board Members' comments regarding the lighting. Following review and consideration, 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 purchase of new lighting for the garage shop area from Capital Tristate at their quoted price of \$5,151.31. Supervisor Corwell noted that both quotes were CoStars pricing.

Supervisor Corwell presented and reviewed information regarding the purchase of a used forklift that Interstate Truck, Hagerstown, Maryland currently has. He stated the Township currently does not have and would be of great use, i.e. Bulk Days, etc. He stated he and Township mechanic had looked at the forklift being considered; described as a H80XM 2001 Diesel Lift, lifts 17,000 pounds, and dual drive pneumatic tires. He contacted a company online regarding the one being considered and then contacted Interstate and offered \$6,000 to purchase which they may be willing to accept. He also noted the forklift

has drive lights, forklift extenders and all maintenance records, i.e. filters, etc; and would be available to the Township by mid-December. Supervisor Corwell then stated he would recommend purchase of the used forklift as presented and described. Supervisor Brookens noted this forklift is diesel-powered as opposed to propane so it would not be necessary to store tanks. Following review and consideration, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to purchase a used forklift from Interstate Truck at the price of \$6,000 as presented.

The Chairman presented and reviewed information regarding a proposal to expand the two (2) current salt storage areas by placing a new structure over them. He referred the Board Members to the price quotes received and distributed to them for their review. The quotes were as follows: Sollenberger Silos, LLC, Chambersburg – Advantage is manufacturer of 40' x 40' cover at \$19,400 each (includes discount); Hartzler Structures, Dover, Ohio – 40' x 40' structure at \$19,550 each. The Chairman noted a third quote was received from Penn State Construction, J&D, LLC, Lewistown, PA but it far exceeded both of the two previous quotes. The structures quoted have steel trusses and pricing does include installation. The Advantage product is twice dipped whereas the Hartzler product is only dipped once. The Township Engineer inquired if the companies quoting had actually looked at the project structure to determine if there would be any problem with installation and the Chairman stated they are familiar with 'silos' storage area. Supervisor Corwell noted that it would save time and money in winter months to have another storage area as described. Supervisor Brookens inquired if it would involve one or two structures to cover both bins and the Chairman stated it would be one structure to cover both bins and described the bins as having an end closed with the back open. Supervisor Corwell inquired if the new structure would be set down on the wall and the Chairman confirmed it would. 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 purchase the Advantage cover from Sollenberger Silos, LLC, for the salt storage areas as quoted at the price of \$19,400 each.

The Township Secretary presented Township **Resolution No. 20-2015** in order to dispose of certain additional Township records as outlined in the *Municipal Records Manual*. She noted a copy of the proposed resolution had been forwarded to the Township Solicitor for his review. He confirmed to the Board that upon his review it looked 'ok'. Therefore, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to adopt Township **Resolution No. 20-2015** for the disposition of certain Township records as presented.

The Chairman stated the Township donates to the Cumberland Valley Animal Shelter (CVAS) on an annual basis noting they do provide a tremendous service to the Township and its residents as well as being located in the Township and houses the dog park. He continued by stating construction at the site had been a joint, cooperative effort between the Township and the Borough (of Chambersburg), CVAS continues to make improvements to the area, and the Township has typically allotted a donation of \$16,000 and he would be in favor of the same for 2015. Supervisor Brookens also agreed that CVAS continues to provide an excellent service and would be in favor of also to continue to provide to the organization and

its operation. Supervisor Corwell stated he was also in favor. Therefore, 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 annual donation to the Cumberland Valley Animal Shelter in the amount of \$16,000 for the year 2015.

The Township Engineer noted that in response to the contingency of residents in attendance at the September 22 Meeting, the Board had requested he obtain a quote for an engineering evaluation of the condition of Mt. Cydonia Road. He did so and received a quote from C. S. Davidson, Inc., Gettysburg, PA, to provide a proposal for an engineering evaluation of the condition of Mt. Cydonia Road (T-666) which they did dated October 20, 2015 and submitted to the Township. The *Scope of Services* as outlined in detail on the proposal would include data collection, analysis, and a brief technical report prepared and provided to summarize their findings and outline their recommendations. For all work proposed as outlined in their correspondence, the estimated price is \$11,500 total for all three parts of the *Scope of Services*. The Engineer asked C. S. Davidson to provide an agreement which is being prepared and requests the Board's authorization for the preparation of the agreement to proceed with the work. The Chairman noted the presence of a culvert on Mt. Cydonia Road that was replaced in 2006 or 2007 and asked if the work would include a weight limit. Supervisor Brookens inquired if the speed study would include whether to continue at the present limit or possibly change. The Engineer noted the road was not in the 85 percentile but engineering judgment on the speeds could be done and Supervisor Brookens felt that would be helpful. Supervisor Brookens questioned if the current speed limit was too high for those vehicles traveling that roadway now and noted that was one of the concerns voiced by the residents. The Chairman asked the Township Engineer if approval was authorized, if a time was given for the work to be performed and asked if it would be this fall yet. The Engineer stated it would be possible but a concern would be if truck traffic slows down over the winter months but the Engineer noted the operation (Valley Quarries/New Enterprise) is year round and good to get now. The Chairman stated the study would be a very worthwhile endeavor considering condition of the roadway, other changes in the area, with Valley Quarries' business operations, and other factors of that road. The Engineer noted the Township had C. S. Davidson perform a complete road analysis and more comprehensive to have this road done as well. Supervisor Brookens voiced his somewhat concern doing the traffic counts at this time if it would continue into later fall; some things may get some tainted information due to the time of year as opposed to the height of spring and summer but also stated he realized the need to continue working on the issues. Supervisor Corwell inquired if it could happen that Valley Quarries may close down over winter at any time and the Engineer stated 'no' because it is basically a 24-hour operation. Supervisor Corwell stated he would like to see it done sooner rather than later and asked the Engineer if the study would include the classification of vehicles, weight, tractor-trailer vs dump truck and the Engineer stated it would. Supervisor Brookens noted the counters used actually determine the type of vehicles between the axles. 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 enter into an agreement with C. S. Davidson, Inc. to provide an engineering evaluation of the condition of Mt. Cydonia Road (T-666) in accordance with their proposal dated October 20, 2015.

The Zoning Officer presented a request for waiver of Greene Township Code 85-51.A, *Requirement to Construct Sidewalks*, for the Sheetz Land Development Plan, Greene Township Project #15-018; property located at intersection of Route 11/Cumberland Highway (S.R. 0997)/Greenvillage Road; submitted by David Trostle, Project Manager, Frederick, Seibert & Associates, on behalf of Sheetz Greenvillage. The ZO stated the plan is currently in process and reviewed Chapter 85-51.A as it relates to sidewalks being required for new development and then referred to the plan displayed and areas of sidewalk indicated in yellow (color). The ZO received the correspondence on October 22 and then forwarded to the Township Planner for his review and comment but he (Planner) did not have a chance for a formal review but did provide comments via an e-mail to him (ZO) which he reviewed with the Board. The ZO noted the request was discussed at the last Planning Commission Meeting and they recommended approval of the waiver based on the sketch provided at that meeting. Mr. Ron Lucas, legal counsel for Sheetz, addressed the Board and introduced the others in attendance regarding this matter; Mike LaCesa & Bob Franks, both representing Sheetz. Mr. Lucas referred to the plan first indicating the location of three (3) stormwater basin areas and then noting the proposal by Sheetz for sidewalk from the ADA ramps proposed at the 997/11 intersection to a walkway through the Sheetz site along the building and then out to Greenvillage Road. He noted the requirements of PennDOT and the lack of sufficient area in order to install sidewalks outside of rights-of-ways. He noted a very recent meeting that Sheetz had with PennDOT officials and which the Township Engineer was in attendance, whereby a response given by PennDOT officials several years ago was suddenly changed which now causes Sheetz to be stymied as to the next step and the time lost because of this most recent changed decision. Mr. LaCesa noted to the Board that Sheetz had obtained additional land from an adjacent property owner for the additional stormwater basin. Mr. Lucas stated the legal department of PennDOT does not want sidewalk in their right-of-way due to liability issue and now there is apparently a change of position by the PennDOT issuer of permits. He is hopeful that all reviewing agency approvals will be received prior to the Supervisors next Meeting because there are agreements with property owners for the purchase of the land with Mr. LaCesa noting the agreements are valid to mid-December and Sheetz wishes to keep matters moving so the agreements can be executed prior to when they expire. He noted they are also attempting to obtain the necessary HOPs (Highway Occupancy Permits) for the entrances proposed. Mr. Franks also addressed the Board showing the layout of the proposed construction, sidewalks, stormwater basins, rain gardens, etc. The Chairman inquired if another plan depicted another right-of-way to which Mr. Franks showed the Chairman the curb and right-of-way lines. Supervisor Brookens inquired as to sidewalks along 997 and the Engineer noted there was never a right-of-way on 997, thus there was little room to work with as to sidewalk installation. The Chairman inquired if there were ADA accesses from the curbing to the sidewalk connected to Rt. 11 and also 997. The Township Engineer noted a connection by PennDOT between the two and they are all being put in as part of the 997 project with Mr. Lucas adding that all four corners will have crosswalks and ramps. Discussion continued on the various aspects of the project as to sidewalk, right-of-ways, PennDOT requirements, crosswalks, etc and it was also noted there will be traffic signals with push buttons. The Chairman voiced concern that it would be beneficial to have sidewalk along 997 and the Engineer noted one could be added along Rt. 11.

Supervisor Brookens noted it would not be good for anyone to be walking on the shoulder of the road as well as concern for children from school and ballfield walking to Sheetz from their nearby locations but noted the area along 997 is tight and constrained. The Chairman also noted that Greenvillage Road is a densely populated road. Mr. LaCesa noted to the Board that as a company they (Sheetz) is not against sidewalk but finding great difficulty in trying to meet all the requirements set forth. Mr. Franks noted and pointed out on the plan displayed of a PennDOT swale which Sheetz will use and if sidewalk were to be extended down Route 11, it would still have to stop before the swale, essentially to their parking lot as noted previously. Mr. LaCesa noted that if the Board would approve their request, they would be willing to install sidewalk down Route 11 but would still request a waiver for the area at the swale area due to all the constraints as noted earlier. Supervisor Corwell asked the Engineer if a crosswalk is proposed from Greenvillage Road and the Engineer confirmed 'yes'. There were no further comments offered by anyone following a lengthy discussion regarding this matter. 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 grant the request for waiver of Greene Township Code 85-51.A, *Requirement to Construct Sidewalks*, for the Sheetz Land Development Plan, Project #15-018, property that borders Rt. 997 and for the section of Route 11 from the entrance along Route 11 to the property line of Sheetz property south of the entrance and sidewalks will remain as depicted on the Sheetz plan other than sidewalk going to the other side of Sheetz. The Zoning Officer noted to the Board the additional sidewalk will be as shown in *red* on the plan displayed.

The Zoning Officer presented a 2-lot Final Subdivision Plan for Milton Rotz; property located along Pine Stump and Rice Roads; zoned AR (Agriculture Residential); approximately 60.9 acres. He stated the plan was presented at the last Supervisors Meeting and questions arose as to Mr. Rotz having access to the residue and noted the correspondence received from Mr. Rotz's engineer that clarified the use of the existing driveway in question. Notes 12 and 13 located on the plan clarifies the use of the "farm lane". The Township Solicitor reviewed the clarification points and notes placed on the plan and was satisfied with them. The ZO reviewed the *Approval Checklist* with the Board, each Member having received a copy for their review: Franklin County Planning Commission – reviewed with no comment (9.1.15); Greene Township Municipal Authority – N/A; Sewage Enforcement Officer – non-building waiver sent to PA DEP (8.31.15); Guilford Water Authority – N/A; Franklin County Conservation District – N/A; Township Planner's and Township Engineer's comments have been satisfactorily addressed; sidewalk waiver was granted by the Board of Supervisors at their August 25, 2015 Regular Meeting. The ZO stated the Plan had also been reviewed by Township Zoning staff on behalf of the Greene Township Planning Commission, had no comments, therefore, would recommend approval of the plan as presented. Following review and consideration, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to approve the Milton Rotz 2-lot Final Subdivision Plan as presented.

The Board discussed whether to reschedule or cancel the Regular Meeting scheduled for November 24. There is only one Member unable to attend, therefore, it was consensus of the remaining two Board Members not to reschedule or cancel the November 24 Meeting and to conduct as scheduled and advertised.

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

On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: Check Numbers 23450 through 23481, two credit card payments, two online, and one direct payment, inclusive, to be paid from the General Fund; Check Numbers 3222 through 3225, with one online payment, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 2065 and one online payment, inclusive, to be paid from the Electric Light Fund.

There being no further business before the Board, the Chairman adjourned the Meeting at approximately 8:15 P. M..

Respectfully submitted,

Secretary