

November 9, 2010  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, November 9, 2010, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, following five (5) Public Hearings.

Present:

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

Daniel Bachman  
Gregory Lambert  
Gina Griffith  
Welton Fischer

Visitors: See list

The Chairman called the Regular Meeting to order at approximately 7:10 P. M.

The Minutes of the October 26, 2010 Regular Meeting stand approved as presented.

The Chairman recognized a number of students in attendance who were required to attend the meeting for a Civics class at the Franklin County Career and Technology Center. The Chairman then asked each one to stand up and introduce themselves.

Resident Tom Martin, 3291 Portrait Way, inquired about the status of the Portrait Way development. He stated that he has heard from several people that a new person at US Bank is in control of the development. The Township Engineer stated that he heard the same, but has not "officially" heard it yet. He also noted that he heard the development has a potential buyer. The Township Engineer told Mr. Martin that Wanda Evangelista from Rally Capital Services is supposed to be having a landscaper come in to the property next to his to grade and stabilize that lot; he also noted that he had R&D Contractors contact her with a price to finish this. The Engineer also noted that he would like to talk to her about getting the weed situation under control. Mr. Martin asked if the bank is still providing money to R&D Contractors. The Township Engineer stated the bank has paid for all of the work that has been done so far. He also noted that the Township still has the Letter of Credit. Mr. Martin stated that he hopes that everything gets cleared up as soon as possible, preferably by January or February of 2011. The Township Engineer stated the work that R&D Contractors has done so far has been helpful and noted they have the northern sediment basin converted to a detention basin. He also noted that up in the corner where the stormwater problems were, has all been corrected and now there are good flows, and the swale on the other side of the road from Mr. Martin's property is all cleaned up. Mr. Martin stated what has been done so far looks great.

The Township Engineer presented an update on the technical proposal for engineering consultants at the Rt. 997 / 11 intersections. He stated that in September the list of firms that responded to the SOI was short-listed to include three firms. These three firms are McMahon Associates, Erdman Anthony, and Traffic Planning & Design, Inc.. The Township Engineer stated that he has received technical proposals from each of the three firms, and has reviewed all three proposals. He noted that all three are very confident firms. He stated that the next step is to choose one of the firms and request a price proposal, then make a tentative award at

the December 28<sup>th</sup> meeting. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to announce the Engineering Consultant for the technical proposals for the Rt. 997/11 intersection at the December 28, 2010 meeting at 7:00 p.m. in the Greene Township Municipal Building at 1145 Garver Lane.

The Board received and reviewed the Fayetteville Volunteer Fire Department's Fire Police Monthly and Year-to-Date Reports. Hearing no comments for the Reports, it was the consensus of the Board that they stand approved as presented and will become part of the official record.

The Zoning Officer reviewed the Monthly Zoning Office Report for October 2010. It was the consensus of the Board that the Monthly Zoning Office Report be approved as presented and become part of the official record.

The Zoning Officer presented a request for review time extension for Poetry Estates submitted by David H. Martin Excavating. He stated that two letters were received by David H. Martin. The first letter is an update of the status of the plan provided by Dennis McCanns updating the traffic study. He noted that the developer wants to have a traffic study updated to address the improved conditions of the subject intersection. The Zoning Officer stated that the second letter is a request for a ninety (90) day time extension of the review time for the Poetry Estates project. The current deadline of that plan is December 10, 2010. The Zoning Officer noted they have approvals from the Sewer Authority, Conservation District, Planning Commission, and they also have approval from the State for the planning module. The Township Engineer stated the main issue is the traffic signal and the negotiations on resolving the funding for the traffic signal along Scotland Main Street. The Chairman stated that this issue has been going on long enough and needs to be resolved. Supervisor Brookens stated that he agrees and noted that this plan was received in 2008, and after this extension, it will be two (2) years that this plan has been at the Township office. The Chairman stated that his recommendation would be to give them a 30-day extension rather than a 90-day extension and make them aware that this is their last extension. Vice Chairman Burns agreed that 30 days is all he's willing to approve also. The Chairman asked the Solicitor if there would be any legal problems with that decision. The Solicitor stated the Township does not even have to grant a time extension, but if they do and the developers are not prepared when the time extension expires, then they have no approvals and will need to start all over. Supervisor Brookens recommended making the deadline December 15, 2010. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that David H. Martin's request for a 90-day time extension be shortened until December 15, 2010.

The Zoning Officer presented a request for review time extension of ninety (90) days for Second State Enterprises submitted by Curfman & Zullinger Surveying. He noted the plan was just recently received and this will be their first time extension. The current deadline of this plan is December 13, 2010. 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 90-day time extension for Second State Enterprises Land Development plan commencing December 13, 2010.

The Chairman presented a proposed fee schedule for 2011 submitted by Vince Elbel, Greene Township Sewage Enforcement Officer. He stated that in reviewing the proposal, he feels that fees are appropriate. Vice Chairman Todd Burns noted that Vince Elbel has done a terrific job for Greene Township during the years that he has been the Sewage Enforcement Officer and has not asked for an increase in over ten (10) years and also feels the rate increase is warranted. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote

of 3-0, the Board unanimously voted to approve the office fee schedule rates proposed by the Township Sewage Enforcement Officer, Vincent Elbel, effective January 1, 2011. The rates will automatically roll-over year to year unless otherwise noted by the Board.

The Chairman presented the proposed increase request for Township Solicitor Professional Service fees. He stated that it has been four (4) years since the last time this issue was addressed and he feels the increase is appropriate. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted that the Township Solicitor's professional service fee be increased in additional dollars for services rendered effective January 1, 2011.

The Chairman presented the proposed increase for street light taxes to residents for the year 2011. He stated that he has reviewed the light charges and he feels the Township needs to increase the rates in anticipation of the deregulation effective January 1, 2011. He noted that the Township increased some of the fees last year, but some of the rates have not been increased since their inception. He stated that on one street light in particular, the Township is \$100.00 per year behind the actual cost. He noted that with the anticipated increases, the Township will be behind in these funds, which will deplete the reserves that have been built up. He also noted that there are nine (9) developments throughout the Township that have electric lights. Resident Anthony Ciorlante questioned what exactly an electric light is. Chairman Jamison explained it is a street light and in order for street lights to be placed, a petition circulates through a particular development and 70% of that development must be in agreement. Vice Chairman Burns asked if the two (2) areas where the Township is not proposing any increase at this time, is ok as far as cost? Chairman Jamison stated that in the Greene Knolls Development the Township is about \$1,200 a year to the good, and in Fayetteville the Township is about \$900 a year to the good. He noted that there is one other recommendation after these increases are awarded, and that is combining some of the small developments like Fayetteville, Woodstock, and Font Hill. He noted that if the Township combines these three districts together, there should be ample money. Based on the scenario, the Township will come out about \$1,000 ahead. He stated that if you combine Greenvillage, Culbertson, and Presidential Heights, it averages about \$1,000 per year. He stated that it would be his recommendation to combine the Scotland and Meals Developments also. He noted that combining those two developments under the present rates, the Township is \$0.06 a year to the good. The Chairman stated that is why the increase in the rates is needed. Chairman Jamison stated that he will not make a recommendation for increase tonight, he would rather wait until the December meeting when the final budget is reviewed, because a little more work needs to be done on these. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to table the consideration for the increase of electric light charges until the December 14, 2010 meeting at 1145 Garver Lane.

The Chairman stated that all Board Members will be out of town on the second meeting night in November scheduled for November 23, 2010. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to cancel the second meeting in November, originally scheduled for November 23, 2010 and to re-convene on the next regularly scheduled meeting dated December 14, 2010 at 1145 Garver Lane.

The Chairman presented the Greene Township 2011 Preliminary Budget. He stated there has been a lot of work put into this Preliminary Budget by all three Board members. He noted that of all the years he's been working for the Township, this has been the worst budget

to prepare due to revenues dropping and the way the economy is. He stated that the Township is down approximately \$400,000 in revenue and has had to cut out \$400,000 in anticipated expenditures. He stated that he thinks that it's a good budget and the Township is still offering its services to the public. Vice Chairman Todd Burns stated that he agrees that it is a tight budget, having to make some cuts in some areas, but overall the services will not be limited, residents will still be receiving the quality service that they have in years past from Greene Township, and said he's also proud to say that the Township is entering the 32<sup>nd</sup> year without implementing any property taxes. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Preliminary Budget for the year 2011 as presented. It will be available to the public in the Township office for review for a period of 30 days and will be on the December 14, 2010 agenda for final adoption at 1145 Garver Lane.

The Chairman stated that one item not included on the Agenda is the Parking and Circulation Plan for Carl Alleman. The Zoning Officer presented the Parking and Circulation Plan that was submitted for the Carl Alleman property located off Philadelphia Avenue. He stated that Mr. Alleman proposed a change in use of the existing building located on the property. Previously there had been an auto repair and printing business operated from the building. Mr. Alleman proposes a professional office and a retail use. The Zoning Officer stated that the Ordinance requires the submission of a Parking and Circulation Plan for the change of use. He stated the plan was presented to the Township Planning Commission at their November 8, 2010 meeting and was recommended for approval as presented. The Township Engineer, Greg Lambert, noted that he and the Planner have reviewed the plan. He noted that in July, 2010 there were four (4) items that needed addressed and all four (4) of those items have been addressed. The Chairman asked if everything is in compliance and the Engineer stated that it is and that he would recommend approval of the plan. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to approve the Parking and Circulation Plan for Carl Alleman as presented.

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 payment of invoices as follows: Check Numbers 15958 through 15980, inclusive, to be paid from the General Fund; and, Check Numbers 1876 through 1879, inclusive, to be paid from the Liquid Fuels Fund.

There being no further business before the Board for this meeting, the Chairman adjourned at approximately 7:55 P.M..

Respectfully submitted,

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Assistant Secretary