

November 12, 2019  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors held their Regular Meeting on Tuesday, November 12, 2019 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 Meeting to order at approximately 7:00 P.M.

The Minutes of the Regular Meeting held October 22, 2019 shall stand approved and become part of the official record.

Resident Glenn Shetter, 3353 Interchange Drive, wished to thank the Supervisors for placing a speed detection device in his yard along Interchange Drive stating it has had the effect of slowing down traffic. He then asked if it could be placed for traffic coming off 997 and another way as well and stated he would have no problem if the Township wished to place it in his yard again and were welcomed to do so. He noted there is a special needs child across the street and any assistance with the traffic issue would be greatly appreciated.

The Zoning Officer presented a 1-lot Final Subdivision Plan for Clinton Burkholder, Project #19-013; property located along Cumberland Highway, Culbertson area. He stated the majority of the property is zoned agriculture; currently an existing dwelling unit located on the property; subdivided lot will have house retained with it. Supervisor Brookens inquired if there is current access to the house and the ZO stated there is an existing driveway to Cumberland Highway. The ZO reviewed the *Approval Checklist*, a copy being provided to each Member for their review, as follows: Franklin County Planning Commission – reviewed with no comment (10.24.19); Greene Township Municipal Authority had no comment; Sewage Enforcement Officer – non-building waiver to PA DEP (10.25.19); only one comment from the Township Planner regarding approval of the non-building waiver request. The Township Engineer stated he had reviewed the plan and found it to be satisfactory and would recommend approval. The ZO stated the plan was staff reviewed on behalf of Township Planning Commission with no comment and recommended approval (11.12.19). 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 Clinton Burkholder 1-lot Final Subdivision Plan as presented.

The Zoning Officer presented a 4-lot Final Subdivision/Lot Addition Plan for Benjamin Stonesifer, Project #19-012; property located along Frecon Road; area zoned R-1 (Low Density Residential). The ZO stated the subdivisions are an attempt to clean up property lines for the lots off Frecon Road. The Chairman inquired as to what prompted this and the ZO stated he was not sure except to clean up the boundaries and proceeded to indicate the irregularity of the various property lines, existing structures encroaching on adjacent properties, etc. The ZO reviewed the *Approval Checklist*, a copy being provided to each Member for their review, as follows: Franklin County Planning Commission – reviewed with no comment (10.16.19);

Sewage Enforcement Officer – non-building waiver to PA DEP (10.16.19); only one comment from the Township Planner regarding approval of the non-building waiver request. The Township Engineer stated he had reviewed the plan regarding the proposed changes as to property boundaries, etc, found it to be satisfactory and would recommend approval. The ZO stated the plan was staff reviewed on behalf of Township Planning Commission with no comment and recommended approval (11.12.19). 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 Benjamin Stonesifer 4-lot Final Subdivision/Lot Addition Plan as presented.

The Zoning Officer presented a request for waiver of Greene Township Code 85-51.A, *Requirement to Construct Sidewalks*, as submitted by Dennis E. Black Engineering, Inc., for the Kegerreis Final Land Development Plan, Project #19-010; property located along Farm Credit Drive; propose construction of warehousing. The ZO stated that in the past when the Township would approve a request such as this a notation would be required to be placed on the plan that if sidewalks were required by the Township in the future, the property owner would be required to install same. He stated he did not see a notation as such on this plan. Mr. Dex Diffenbaugh of Dennis E. Black Engineering stated the plan the ZO had on display was not the most recent and the new plan had such a notation placed on it regarding the sidewalk requirement in the future. The Chairman asked Mr. Diffenbaugh if there was anything else that was on the revised plan not on the plan displayed and Mr. Diffenbaugh stated ‘no’. The Solicitor stated the Township needs to be sure that the corrected Final Plan is the one that is recorded. The Chairman inquired as to a “dotted area” on the plan and the Township Engineer stated that indicated gravel area. The Chairman inquired if that was the entrance to the parking lot or what area it was indicating. Supervisor Corwell inquired if there would be any additional employees and Mr. Diffenbaugh stated the structure is to be used for storage only of vinyl billboards and not persons coming and going, etc. The ZO noted to Mr. Diffenbaugh of the issue of not having a copy of the corrected plan and stated what process he would like to occur to ensure receipt of correct plan copies. 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*, as submitted by Dennis E. Black Engineering, Inc. on behalf of the Kegerreis Final Land Development Plan, Project #19-010, with condition that a note be placed on the plan identifying that if the Township deems necessary to construct sidewalks in the future they would be installed and the revised plan show the location of those sidewalks as noted.

The Zoning Officer presented a request for waiver of Greene Township Code 85-40.1.B, *Screening*, as submitted by Dennis E. Black Engineering, Inc., for the Kegerreis Final Land Development Plan, Project #19-010, same item as noted above. The ZO noted there is a residence next to this lot and noted that a row of vegetation (primarily trees) is located between the two properties and the applicant is using that as one of the reasons for the request. He further noted there is an 8” water line that runs the entire length on that same side of the property. He informed the Board that he had also spoken to Gary Yeager, Manager of Guilford Water Authority, regarding utilization of the 20-foot easement for their line (10’ on either side) and was informed by Mr. Yeager that in the near future if there is vegetation within their right-of-way, it will need to be cut. The ZO explained the Township Code does not indicate what kind of screening is required; could be a wall up to 8 feet high but cannot rely on the existing

vegetation. Supervisor Brookens asked the Township Solicitor that if the Water Authority has an easement, then the Township could not interfere and the Solicitor confirmed that would be correct. Mr. Diffenbaugh stated he had visited the site and stated that some of the existing vegetation was quite large. Tim Cormany, Township Planner in attendance at this Meeting, stated he had also visited the property noting there are trees and some evergreens and many that are not. He further noted that some even had no vegetation until much higher up on the tree; did suggest other options but are limited due to the basin on the property and the right-of-way but there is something that could go on the property to meet Township requirements. The Solicitor voiced concern as to whether there was any of the existing vegetation on another person's property and not part of the applicant's property. Mr. Cormany noted on the displayed plan where the screening could be located noting the existing vegetation line is not straight but somewhat weaves in formation. The Chairman noted that on Lot 2 the basin could be elongated to allow for more room; suggested not granting waiver and request applicant to submit other options. The ZO stated he did not see a "hardship" for the screening issue. The Chairman agreed and felt there were other options available. 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 deny the request for waiver of Greene Township Code 85-40.1.B, *Screening*, for the Kegerreis Final Land Development Plan, Project #19-010.

The Township Engineer, Gregory Lambert, stated the Township has received signal permits for the intersection of Kohler/Grandpoint/Parkwood and would like to move forward for the traffic signalization by advertising the receipt of sealed bids. In order to expedite the process would be to bundle the temporary into the permanent which would be a cost savings for anyone bidding the project. He stated he had spoken to Eric Stump of HRG, engineer for the project, if the bids could be opened at HRG's Chambersburg office at 2:00 P.M., Monday, December 9, and make a recommendation to the Board of Supervisors at their meeting scheduled for December 10. This would provide sufficient time for Mr. Stump to review all bids received with Mr. Lambert. He noted there are probably only four (4) contractors locally who could perform the work required. The Chairman noted that having both permits together and bidding everything (construction of temporary signals and then permanent signals as one bid project) at one time would be the best way. Mr. Lambert stated the temporary signal will be the responsibility of the contractor until the permanent signal is installed; temporary work will be bid as a "lump sum". He also noted the time frame that West Penn Power will need in order to energize the signal; projected temporary installation is expected very early 2020 with the permanent signal completed by end of 2020. The Chairman noted that everyone understands how very important it is to have the temporary signal installed and operating. Supervisor Brookens inquired as to what could prevent the project from being totally completed by the end of the year. The Chairman noted the power company could delay because of the time they require to perform inspections, etc. Supervisor Brookens inquired if there was an estimate (cost) for the temporary noting he thought there would be some of the Township's equipment being used (i.e. former signals from the Routes 11/997 new traffic signalization project). Mr. Lambert was not aware of using anything because contractors normally will use their own equipment. The Chairman noted this way the cost for the traffic signal will be part of grant monies used. Supervisor Corwell asked if the bids would be received at HRG or the Township office for review and Mr. Lambert again stated he would recommend the bids be received at HRG's office (in Chambersburg) and then present a recommendation to the Board.

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 advertise the receipt of sealed bids for the installation of permanent and temporary signals at the intersection of Kohler/Grandpoint/Parkwood and those bids to be received no later than 2:00 P.M., at the HRG office, Chambersburg, on December 9 and those bids awarded on December 10 at the regularly scheduled Board of Supervisors meeting.

The Township Engineer noted that as part of the Scotland Main Street reconstruction project that PennDOT will be performing, they will be replacing the school flashing speed signs for Scotland Elementary to two (2) upgraded signals. The Township is requesting they be solar beacons as you approach the school zone. He stated it would be perceived that PennDOT would make the school signals part of their project but since the Township will be responsible for them, the Township must submit application for the new upgraded lights. 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. 21-2019**, regarding the Application for Traffic Signal Approval Permit to PennDOT for school flashing signals for Scotland Elementary, and, authorize the Township Engineer, Gregory Lambert, to sign and submit same on behalf of the Board of Supervisors.

The Chairman presented and briefly reviewed the Franklin County Area Tax Bureau's Proposed 2020 Operating Budget noting that a copy was sent to all participating municipalities for their review and approval. He stated the proposed budget reflects a 2.12% increase over projected 2019 expenses primarily due to re-negotiation of their office lease with the Chambersburg School District increasing the monthly rent to \$5,000; also, a 4.12% increase for health insurance premiums for 2020. He stated the projected cost for collection is 1.69% which is the same as the past several years and much lower than the allowable 2.2%; several line items were increased as follows: 2.09% for salaries; 5.80% for fringe benefits. He further explained the large increase in expenditures is due to the Wage Tax looking for a new office to lease because they had been paying \$350 rent to the School District and the School District was going to increase the rent to \$5,000 per month. In their search they found it would not be easy to find space sufficient for their operations for less rent so decided to stay at their present location and pay the increased rent. Supervisor Brookens inquired as to the lease term and the Chairman stated it was around seven (7) years. Supervisor Brookens also inquired if the Wage Tax was paying the current rate or increased rate and the Chairman stated they were currently paying the increased rate of \$5,000 per month. The Chairman further noted that after consulting with several realtors the Wage Tax was informed they would be paying that amount at other locations so they decided to stay where they are presently located. Supervisor Corwell inquired how many employees were currently employed and the Chairman stated approximately 20. The Chairman stated the current Executive Director, Richard Fahnestock, is doing a good job in the year and a half he's been in the position but he will be leaving to take another position out of state so the Wage Tax is in the process of interviewing candidates to replace him when he leaves at the end of the year. 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 Franklin County Area Tax Bureau's Proposed 2020 Operating Budget as presented.

Supervisor Corwell stated that Fayetteville Volunteer Fire Department several months ago took one of their older engines to have it rehabilitated and the final cost was more than they projected. They asked the Township if they would donate above the annual donation which had already been released. He stated the engine repaired is Unit 7-2 which is approximately 18 years old and believes the Department is considering having the same repair performed on another engine. The Chairman inquired as to a recent accident involving the Department as well as any damages to their ambulance and Supervisor Corwell stated it was not Fayetteville's fault. Supervisor Brookens was in agreement with a donation to Fayetteville but it should be stipulated to the Department that the donation is strictly for the engine repair and nothing else and also if the Township would be forwarding a donation toward ambulance damages, the same stipulation would be stated. Supervisor Corwell recommended holding on any donation towards the ambulance until the Township would see if anything unexpected occurs in the budget. 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 release a donation of \$10,000 to the Fayetteville Volunteer Fire Department for rehabilitation of fire apparatus with condition the donation must be used strictly for the refurbishing of the fire apparatus.

The Zoning Officer presented and reviewed the Monthly Zoning Office Report for October 2019. Following review and no comments offered by the Board, it was consensus of the Board the Report shall become part of the official record.

Mr. Tim Cormany, Township Planner, informed the Board that he had taken the Board's recommendation from the October 22 meeting to take the Comprehensive Amendments to three (3) areas of Greene Township Zoning Map to the Township Planning Commission for their review and comments. He stated he did so at their November 4 meeting and following their review they had no comments and would recommend approval of the proposed amendments. Mr. Cormany asked the Township Solicitor if the three areas could be combined or had to be handled individually at a public hearing and the Solicitor stated it would be acceptable to be combined into one. Supervisor Brookens asked the Solicitor if one of the properties were sold would it affect the others. The Chairman asked Mr. Cormany what would be the next steps and Mr. Cormany stated it would be to schedule a public hearing for public input. Discussion ensued among Board Members, Mr. Cormany, and Township staff as to when to schedule the public hearing. The Zoning Officer asked the Solicitor if neighbors of the properties affected could be notified in advance and the Solicitor stated the public notice could not be issued more than thirty (30) days nor less than seven (7) days prior to the public hearing being held; more discussion ensued due to a public hearing possibly being held in 2020 and those meeting dates are not officially scheduled until the Re-Organization Meeting held early January with it being noted that typically the meetings have been scheduled second and fourth Tuesdays each month for many years. The Chairman stated that even if the hearing was scheduled for January 14 (2020) which would typically be the first regular meeting scheduled in January and meeting dates/days were changed, the hearing could still be set for that date (January 14). Following discussion 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 schedule a public hearing to consider Comprehensive Amendments to three (3) areas of Greene Township Zoning Map to be held January 14, 2020, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA, at 7 o'clock P.M., prevailing time.

The Chairman reviewed various line items of the Greene Township 2020 Preliminary Budget with highlights as follows: slight increase in General Fund based on income for 2019 increases in earned income especially due to low unemployment in the County; increase in Landfill revenue; Liquid Fuels for 2020 is lower by approximately \$4,000 from 2019; Expenses are mostly the same for 2019 with slight increase in medical insurance which is still well below the national average; Public Safety and Fire Protection will again be providing for the fire and EMS services; services to residents will remain the same (i.e. brush and leaf collection, etc); Road Construction – considering some big road projects in 2020; New Equipment – considering to replace some equipment in 2020; Donations/Contributions – same as before; Township Park – anticipate several improvements which will include Corker Hill this year and continuing into the new year as well as several other items. The Chairman noted this will be the **40th** year with no property tax imposed; Township will maintain budget items and still provide best services possible and hold spending. He further stated that not implementing any taxes (property, etc) is tremendous in this day and age. There were no further comments offered by other Board Members. 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 Greene Township 2020 Preliminary Budget and the Budget shall be made available for public review for a period of thirty (30) days at the Greene Township Municipal Office Building and that the 2020 Final Budget presentation will be made at the end of December (2019).

The Township Solicitor had no further comments 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 voted to authorize the payment of invoices as follows: Check Numbers 28048 through 28085, three (3) credit card payments, and four direct deposits, inclusive, to be paid from the General Fund; Check Numbers 3581 through 3584, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 2187 to be paid from the Electric Light Fund.

There being no further business to be presented at this Meeting, the Chairman adjourned at approximately 8:26 P. M..

Respectfully submitted,

---

Secretary