

November 13, 2012
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, November 13, 2012 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Todd E. Burns

Travis L. Brookens

Gregory Lambert

Daniel Bachman

Diann Weller

Welton J. Fischer

Visitors: See list

The Vice Chairman called the Regular Meeting to order at approximately 7:00 P. M., in absence of the Chairman.

The Minutes of the Regular Meeting held October 13, 2012 shall stand approved as presented.

The Vice Chairman noted the *Greene Township 2013 Preliminary Budget* had been prepared and gave a brief summary of the proposed budget for 2013. He stated the Board is expecting a slight increase in revenues when reviewing the last few years; no great increases expected in any of the resources (i.e. Earned Income tax, Realty Transfer, Landfill Fees, etc); remaining revenues are expected to stay primarily the same. The proposed 2013 Budget Revenues are \$3,938,500. The Vice Chairman further noted the Board expects expenses to hold the same as the last few years; public safety and public works are typically the larger expenditures; no new projects are anticipated; no larger changes in expenses expected. The Vice Chairman further stated that all services are expected to continue as previous years with no cutting of services; what residents have come to expect will remain the same. He stated the Supervisors are proud to announce there will be *no* property tax once again for Greene Township. There were no questions or comments offered by the remaining Board Member nor from those in attendance. The Vice Chairman stated the *Preliminary Budget* will be available for review at the Township Office during regular business hours for the next thirty (30) days and if there were any questions or comments on the proposed budget they should be forwarded to the Board of Supervisors. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to approve the *Greene Township 2013 Preliminary Budget*.

The Vice Chairman stated the Township received a request from Franklin County Drug Task Force for the annual contribution based on updated population; requested contribution is sent to all municipalities in the County (Townships and Boroughs). The requested contribution is based on a 'per resident' basis and Greene Township's requested contribution is \$8,062.47. The Vice Chairman stated the contribution is requested annually, is very worthwhile, and a great service for the Township as well as the County. Supervisor Brookens inquired if the amount requested is about the normal and Vice Chairman Burns noted the fee schedule had been updated as to population and is in line with what Greene Township has been contributing. He stated the contribution is not forwarded by the Township until after the new year and the Board may decide to contribute even more than

what is requested after reviewing budget figures. The Vice Chairman further noted that other items above the normal annual contribution have been requested in the past (i.e. fund more personnel, etc) but is not aware of anything relative to that aspect at this time. Following review and consideration, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to grant the request from the Franklin County Drug Task Force in the amount of \$8,062.47.

Each Board Member received a copy of the Fayetteville Volunteer Fire Department Fire Police Monthly (October 2012) and Year-to-Date Reports for their review and consideration. Hearing no comments or questions, it was consensus of the Board the Reports stand approved as presented.

The Zoning Officer reviewed the October 2012 Monthly Zoning Office Report and informed the Board that although no new construction permits are being issued at this time due to no sewer connections being issued, the number of Application for Land Use Permits is still ahead of the previous year. Hearing no questions or comments, it was consensus of the Board the Monthly Zoning Office Report shall be accepted as presented.

The Zoning Officer presented a Parking and Circulation Plan for property of Kevin Cohick; property located along Philadelphia Avenue adjacent to former Lighthouse Family Restaurant and consists of a storage facility; proposes construction of six-foot high chain link fence with no other new construction in order to maintain secure outside storage; proposed fencing will connect to existing fencing and will provide parking for employees. A copy of the *Approval Checklist* was provided to each Board Member for their review with comments only from the Township Planner and Township Engineer. The Engineer stated it was a fairly minor request and concurred with the Planner's comments and would recommend approval. The ZO stated the Plan had been presented to the Township Planning Commission at their Regular Meeting held November 12 (2012) for their review and following said review, recommended approval of the Plan. Supervisor Brookens inquired if it was known what was being proposed to be stored at this site. Glenn Watson, engineer for the developer, stated 'RVs, boats, etc that can withstand outside storage'. Following review and consideration, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to approve the Kevin Cohick Parking & Circulation Plan as presented.

The Zoning Officer presented a 1-Lot Final Subdivision/Lot Addition Plan for property owned by Malcolm Wingert; property located along Main Street, Fayetteville. Mr. Wingert currently owns two (2) properties and proposes a lot addition to existing adjacent property. A copy of the *Approval Checklist* was provided to each Board Member for their review with comments as follows: Franklin County Planning Commission reviewed with no comment (10-15-12); Non-Building Waiver Form submitted to PA DEP (11-13-12); both Township Planner and Township Engineer noted their previous comments had been satisfactorily addressed and pending approval of the Non-Building Waiver Form, both would recommend approval of the Plan. The ZO stated the Plan had been reviewed by Township staff on behalf of the Township Planning Commission with no comments and would also recommend approval of the Plan (11-13-12). Supervisor Brookens inquired as to the Township Planner's comment on "driveway" and the Township Engineer noted it references

only as a connection to the garages but no new driveway is proposed. Following review and consideration, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to approve the Malcolm Wingert 1-Lot Final Subdivision/Lot Addition Plan as presented.

The Zoning Officer presented a 3-lot Final Re-Subdivision Plan for property owned by Michael Hurt; said properties located at the intersections of Tyler and Monroe Drives and Philadelphia Avenue (Route 11, north of Chambersburg); Plan previously approved by the Board of Supervisors in February 2012. The ZO stated this is a re-subdivision of the original plan submitted due to the builder shifting the structures on the property where the common property line exists. He stated this is to connect the misalignment and resolve a property issue along the common party wall of the duplex. A copy of the *Approval Checklist* was provided to each Board Member for their review with comments as follows: Franklin County Planning Commission reviewed with no comment (10-27-12); Greene Township Municipal Authority previously reviewed and noted as 'ok'; Guilford Water Authority previously reviewed and noted as 'ok'; Township Planner's comments stated no objections to plan as proposed, however, it is to be understood the plan preparer had utilized a series of notes referring back to the original plan to counter the need for a number of standard plan requirements, and, though the Planner had no objection to the notes he did recommend the Township seek its Solicitor's counsel prior to any official action. The Township Engineer's comments stated the plan adequately corrected a construction issue and meets Township ordinances and codes, therefore, he would recommend approval of the plan. Supervisor Brookens asked the Township Solicitor if he was okay with the notes and the Solicitor stated the notes on the re-submitted plan meets the original plan. Following review and consideration, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to approve the Michael Hurt 3-lot Re-Subdivision Plan as presented.

The Township Engineer presented a request for waiver of Greene Township Code 80-27.F, *Pipe End Walls*, submitted by Brandale General Contractors regarding the use of natural stone in lieu of the required PennDOT type end walls or galvanized flared metal end sections. He stated that in the course of inspecting the property to issue an Occupancy Permit for property at 3520 Fox Hill Drive, the stone end walls were discovered and the contractor notified of the deficiencies and he was informed that an Occupancy Permit could not be issued until the deficiencies were corrected or a waiver was granted by the Board of Supervisors. The Engineer stated that Section 80-27 of the Township Code specifically states "galvanized metal end walls" and the Contractor submitted a letter requesting a waiver of the requirement. He referred the Board Members to the color photographs included with correspondence regarding this matter in packets provided to them for this Meeting. Mr. Dale Stouffer of Brandale General Contractors addressed the Board explaining the reason for the use of natural stone as opposed to galvanized metal stating the stone appearance was preferred as it would be more aesthetically pleasing and complimentary to the home's exterior finish and felt the substitution did not affect the hydraulics and would have a longer life than metal end walls. The Township Engineer stated that when he inspected the stone end walls he noted the corner of "future road" as depicted on the color photographs could be rounded out and would recommend the Board may want to require a stone apron for the protection of the ditch

that runs along the property. He further noted he would concur the stone does handle the same as the galvanized end sections. Mr. Stouffer further noted the stone would outlast the galvanized metal following research he had done and noted that if it was an issue he would take the stone out and put in something else. Vice Chairman Burns asked if plastic was used under the driveway and the Township Engineer stated 'metal'. Mr. Stouffer stated the stones used are very heavy and had to be placed with a large piece of equipment and are not 'going anywhere'. Vice Chairman Burns concurred with the Engineer that some type of stone be placed behind the pipe and outflow area to prevent erosion. Mr. Stouffer asked how much of an area and the Engineer stated that most likely one-and-a-half times the size of the end wall and approximately two or three feet out; the Engineer stated he would meet with Mr. Stouffer to discuss it. Vice Chairman Burns asked Mr. Stouffer if he had any problem with repairing cracked pipe as mentioned in the Engineer's written comments and Mr. Stouffer stated he was not aware but would repair to the Township's satisfaction. Following review and consideration, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to grant the request for waiver of Greene Township Code 80-27.F, *Pipe End Walls*, from Brandale General Contractors with the condition the (Township) Engineer's comments be taken into account that the corrugated pipe be repaired and that some stone be added to the inlet and outlet of each area to prevent erosion.

The Township Engineer stated the Township's Traffic Impact Plan requires fees from developers to be used for future construction of roadways, traffic signalization, etc to be used to alleviate traffic congestion and improve capacity. He further stated the Township has been collecting for six years and three years ago the Township had to extend completion dates in order to protect the monies that have been collected which the law requires that if the monies are not utilized they must be returned but also provides for extending at three-year intervals. The Engineer stated the Traffic Impact Committee had met and voted unanimously to protect the monies currently in place and that all be extended for another three years. Supervisor Brookens noted he wished to clarify the name of this item that it is the "Traffic Capital Improvements Plan". Vice Chairman Burns inquired as to the projects that have been finished and the Engineer noted they will be the discussion in the next items appearing on this Agenda. Both Supervisor Brookens and Vice Chairman Burns stated they would agree that more time is needed. The Engineer noted that at the time when the fees were originally being collected the economy was in a much better state. Following review and consideration, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to extend the completion dates for projects listed in the Traffic Capital Improvements Plan for a period of three years as presented.

The Township Engineer presented a proposal from Mr. Jim Cullison of Larson Design Group to revise and update the Traffic Capital Improvements Plan noting the Township had reviewed the Plan and map of the districts and found they really did not match with needed projects. In discussion with Mr. Cullison (who had originally worked on the plan, map, and fees) found the districts could be re-aligned to help with projects more needed in the Township. It was proposed taking from Route 30 area to more area needed at I-81/Walker Road interchange for the proposed traffic signals, etc. The Engineer stated that one matter the Committee recommended was the Township go through and re-incorporate districts stating the Plan had not been updated for six years and the Committee also recommended

some of the projects be reviewed. The Engineer presented the proposal from the Larson Design Group at a rate of \$11,500 to update the Plan and the proposal outlined the detailed scope of services to be performed. The Engineer further noted the Routes 30/233 interchange also needs to be added to the list of proposed projects and utilize impact fee monies to complete the projects rather than from the Township's General Fund. Again, Supervisor Brookens asked to clarify the name of the Plan as the "Traffic Capital Improvements Plan" rather than the way it appeared on the Agenda. Vice Chairman Burns wished to clarify the proposal would include revising the existing seven districts, some areas are not defined, some projects have been completed and need to be removed from the list, revise the fee schedules, and revising and/or updating project costs. The Engineer stated Mr. Cullison felt the work could be completed sometime in January 2013. Following review and consideration, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to accept the proposal from Larson Design Group to revise and update the Township's "Traffic Capital Improvements Plan" in the amount of \$11,500.

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

On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-0, the Board unanimously voted to authorize the payment of invoices as follows: Check Numbers 18293 through 18328, inclusive, to be paid from the General Fund; Check Numbers 2137 through 2141, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 1500 to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Vice Chairman adjourned at approximately 7:45 P.M..

Respectfully submitted,

Secretary