

December 26, 2018  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Wednesday, December 26, 2018 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Todd E. Burns	Gregory Lambert
Travis L. Brookens	Diann Weller
Shawn M. Corwell	Welton Fischer

Visitors: None

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

The Minutes of the Public Hearing and Regular Meeting held December 11, 2018 shall stand approved and become part of the official record.

Supervisor Brookens, Director of Parks and Recreation, stated he requested the Township Solicitor prepare an addendum regarding the Lease Agreement between the Township and the Chambersburg School District for use of the adult baseball field and associated Park facilities. The original contract expired this past season and a provision in the contract stated the agreement was for a term of ten years with automatic renewal for an additional ten-year term with same terms and conditions as the original lease unless either party chose to terminate the agreement by giving notice. Neither party has chosen to do so, therefore, this addendum will continue the original lease agreement and terms for another ten years. Supervisor Brookens stated the addendum will include the Junior Varsity (JV) field as part of the baseball field which was not part of the original contract because the JV field was not in place at that time but will be in place for the next ten (10) years. The addendum was forwarded to the School Athletic Director for review; he was agreeable and then the School Board has to approve. If the School Board approves, a fully executed copy will be in place at both the Township and School District. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to approve the Addendum to the Lease Agreement between the Township and Chambersburg School District as presented and authorize the Chairman to sign on behalf of the Board.

The Township Engineer informed the Board that the Township Traffic Impact Committee has been busy meeting four (4) times in 2018 and have a recommendation to the Board to provide an update to the Capital Improvement Plan (CIP). He noted that information reviewed by the Impact Committee was distributed to the Board of Supervisors for their review at this Meeting. The last time the Impact Ordinance was amended was in 2016 when service areas were updated as well as the traffic impact fees were changed accordingly. The Committee met this past year to “clean up” the CIP by removing projects that were completed and added additional projects that the Board has begun to consider; i.e. extension of Fifth Avenue, two (2) traffic signals at Parkwood, and a roundabout on Fifth Avenue. The Engineer stated the Committee attempted to prioritize the various projects, costs and completion dates to arrive at a sensible time that projects should be completed. Then the Committee looked at updating construction costs because they had not been changed since 2007 and assess the fees for each Service Area as shown on Table 1 in the handout. Thus, the Committee was recommending to

the Board of Supervisors to review and approve the proposed new traffic impact fees as presented. The Ordinance refers to the adoption of the findings of the memo as an update and should be made by resolution and the proposed new traffic impact fees need to be made by ordinance. It will be necessary to schedule a public hearing for the ordinance as updating to reflect the new fees as recommended by the Traffic Impact Committee. The Chairman inquired as to how much the Service Area fees had changed to which the Engineer noted the information was shown at the bottom of Page 2 of the handout and reviewed same with the Board, noting that Service Area 1 will be the most expensive. The Chairman noted that all fees had decreased except Service Area 4. Supervisor Brookens noted the number of traffic signals proposed as future projects and stated the Board should consider alternatives to traffic signals which the Township has to maintain. He stated that several of the considerations were first based on developments that no longer are viable. He further stated the Committee did a good job but need to look at alternatives; perhaps the Committee Members may not have been aware that several of the signals were based on development and traffic increase. The Engineer noted the "Build Year(s)" for several of the projects were projected out to (years) 2034, 2036, and even 2037. Supervisor Brookens stated another issue is that a resident may look at the listing and thinks that a signal is going to be installed and the bottom line is that the State has to approve the installation of traffic signals. He asked that in future meetings, Committee Members should be aware of these various issues. The Engineer stated the "Assumptions Report" may help with zoning and Supervisor Brookens stated that zoning is only one part of the formula. The Engineer stated he will share the issues voiced at this Meeting with the Committee Members when they next meet. Supervisor Corwell inquired if the Committee met quarterly and the Engineer responded the Committee has set a tentative date of March 20 as the next meeting and one of the Members questioned if that was needed having made their recommendation to the Board; that perhaps they would only have to meet semi-annually. The Engineer informed the Committee he would keep the date (of March 20) open and see how matters progressed. He stated there is good representation on the Committee noting the Members' various backgrounds. The Chairman agreed with the Engineer in that it was a good Committee and further noted that when projects were first begun, traffic signals were the first thought but now alternatives are available and should be reviewed and considered such as roundabouts rather than signals. Supervisor Brookens noted that most of the projects involve State roads and PennDOT will have the final say as to what is actually built and/or installed. Discussion ensued as to what needed done; that if a public hearing was held before the Committee met in March, any changes that needed to be done could occur then. Supervisor Corwell inquired if it would take time to make changes and the Engineer stated it would because if roundabouts would replace traffic signals then it would take quite a bit of time to revise all information. Supervisor Corwell then inquired as to the value of the ordinance to which the following were offered: eliminating projects, changing fees, etc. The Engineer stated he has been working with the Township Planner for the new "Official Map" (as part of the ongoing Comprehensive Plan update). Following lengthy 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 authorize the advertisement of a public hearing to consider adoption of an ordinance for the Capital Improvements Plan modifications to be held Tuesday, February 26, 2019, at the Greene Township Municipal Office Building, 1145 Garver Lane, Scotland, PA, with the time to be determined following the Annual Re-Organization Meeting (to be held January 7, 2019, at 3:00 P.M., prevailing time.).

The Township Engineer presented a request for refund of remaining plan review escrow for the Sheetz Land Development Plan Revision, Project #18-004, in the amount of \$520.00. He stated the minor revision was for the re-alignment of parking for a slight revision to the original plan submitted. An original escrow of \$750.00 was submitted; \$230.00 was expended in various fees; no retainage is required; therefore, the Engineer recommended release of the full remaining refund in the amount of \$520.00 be forwarded with the check made payable to Sheetz, Inc.. 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 refund of the remaining plan review escrow for the Sheetz Land Development Plan Revision, Project #18-004, in the amount of \$520.00 with the check made payable to Sheetz, Inc..

The Township Engineer presented a request for refund of remaining plan review escrow for the Shatzer Subdivision/Lot Addition Plan, Project #18-020, in the amount of \$1,167.50. He stated it was a very minor subdivision plan for a small parcel along Shatzer Road for Siloam Road access. An original escrow of \$1,500 was submitted, \$332.50 was expended in various fees; no retainage is required; therefore, the Engineer recommended release of the full remaining refund in the amount of \$1,167.50 be forwarded with the check made payable to Thomas and Kimberly Shatzer. 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 refund of the remaining plan review escrow for the Shatzer Subdivision/Lot Addition Plan, Project #18-020, in the amount of \$1,167.50 with the check made payable to Thomas and Kimberly Shatzer.

There were no Subdivision and/or Land Development Plans to be presented at this Meeting.

The Township Solicitor had no further comments to present 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 27084 through 27126, three direct deposits, two credit payments, inclusive, to be paid from the General Fund; Check Numbers 3504 through 3507, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 2156 and one direct deposit, to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:38 P.M..

Respectfully submitted,

---

Secretary