

December 27, 2012  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors met in regular session Thursday, December 27, 2012 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

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

Gregory Lambert  
Daniel Bachman  
Diann Weller  
Welton J. Fischer

Visitors: See list

The Chairman called the Regular Meeting to order at approximately 7:03 P. M..

The Minutes of the Regular Meeting held December 11, 2012 shall stand as presented.

There was no public comment offered at this Meeting by anyone in attendance.

The Board considered approval of the *Greene Township 2013 Final Budget*. Supervisor Todd E. Burns stated he was happy that once again there would be no real estate property tax for another year. Supervisor Travis L. Brookens agreed with Supervisor Burns and inquired if anyone had stopped or commented on the *2013 Preliminary Budget* while it was on display as required by law. The Township Secretary stated she knew of no one to the best of her knowledge. The Chairman noted this would be the 34<sup>th</sup> year with no property tax. Following review and consideration, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the *Greene Township 2013 Final Budget* be approved as presented.

The Chairman stated that in reference to the next item on the Agenda regarding authorizing Rotz & Stonesifer to invest funds on behalf of the Township for 2013 and to transfer CDs (Certificates of Deposit) from Merrill-Lynch, he had spoken with the Township Solicitor prior to this meeting. The Solicitor stated he wanted to be sure that all is in order and if anything needs changed after he has reviewed the agreement he would contact Rotz & Stonesifer. The Solicitor further noted the Township Code makes it the responsibility of the Supervisors to invest funds and they cannot delegate someone; they must be directed by the board; there has to be some type of policy that the Board is in control. The Chairman stated in the past there was guidance and control with investments through Merrill-Lynch and the Solicitor stated that was the best policy. The Chairman stated the only downfall in recent times was that Merrill-Lynch stated they did not want any more CDs and the Chairman questioned corporate why the Township would be penalized by a corporate decision; therefore, since corporate would not assist the Township, the Township would go elsewhere. In view of this happening, the Solicitor will review the agreement and make any changes as necessary. 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 that Rotz & Stonesifer be authorized to invest funds for the Township in 2013 and transfer CDs from Merrill-Lynch; further, the agreement between Rotz & Stonesifer and the Township will be reviewed by the Township Solicitor and if it does not include an investment policy, there will be one developed and placed in said agreement.

The Chairman stated they could wait until the annual Re-organization Meeting in January regarding the next item on the Agenda relative to authorizing the Township Treasurer to transfer funds from Sovereign Bank to Susquehanna Bank but due to the fees being assessed and the money being charged, it benefitted the Township to handle the matter as soon as possible. He noted that prior to any monies being handled by Susquehanna Bank, they would need to prove collateral for each dollar that exceeds the FDIC insured. The Township Solicitor stated that Susquehanna Bank must be a qualified financial institution and prove same in writing to the Township. Following review and consideration, 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 Township Treasurer to transfer funds from Sovereign Bank to Susquehanna Bank on the condition that Susquehanna Bank must submit, in writing, proof that every dollar in excess of the FDIC amount is collateralized.

The Township Engineer presented a request for refund of remaining plan review escrow from Dennis E. Black Engineering, Inc. on behalf of Kevin Cohick, Project #12-014, in the amount of \$45.50. The Engineer stated the original escrow submitted was \$250.00 with \$204.50 being expended for review fees with no further fees due; therefore, he would recommend the remaining balance of \$45.50 be refunded. 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 the request for refund of remaining plan review escrow for Kevin Cohick, Project #12-014, in the amount of \$45.50 be granted.

The Zoning Officer presented a request from Apple Valley Hauling, 5436 Sunset Pike, for an Interim Occupancy Permit. They are requesting permission to occupy property at the former R & D Contractors property and would like to move onto the property. The ZO stated a Parking & Circulation Plan has been submitted and is in process at the Township which is required due to the use of the property. He stated the first review of the plan had some minor comments and the plan will be presented at the next Township Planning Commission Meeting in January 2013. He further stated the SEO (Sewage Enforcement Officer) received a copy and his review was due to the number of employees and following his review, it was noted the system was oversized for the number of employees proposed and it had been load tested as well so the SEO was satisfied. Mr. Scott Shildt of Martin & Martin, Inc., engineer for the applicant, stated there will be protection for the on-site seepage bed, no new pavement is proposed, two (2) handicap parking spaces being added to the front of the building and they will be indicated (i.e. painted). The Chairman voiced his concern with setting a precedent and felt they should have had everything submitted on time because they had time and is not in favor of the request for interim occupancy permit. Supervisor Brookens would like further clarification on the request and inquired if there would be any recycling operation; Mr. Shildt stated he did not know and believed they only wanted to store dumpsters at this location. However, Mr. Shildt stated he was not familiar with the operation, any transfer of materials, etc. Supervisor Brookens asked if Mr. Shildt was aware of any DEP permitting, etc and Mr. Shildt stated that he was not aware of. He stated the primary purpose was for parking of vehicles and for checking in and checking out of dumpsters. The Chairman asked if there would be any washing (of trucks) there and Mr. Shildt stated 'no', that would be handled either at the landfill or at a portable wash site; further, he stated the septic system would not be able to handle any washing of trucks. Supervisor Burns inquired if an occupancy permit

would be needed from Commonwealth (Code Inspection Service) (CCIS) and the ZO stated he was not sure but when CCIS reviewed the letter supplied noting what the applicant proposed, CCIS did not give any indication of anything needed. The Solicitor stated they have to go through a process of “use” and not “occupant”. Supervisor Burns stated the Board has been tough with this type of matter in the past and does not necessarily see any hardship in this case and again noted he did not want to establish a precedent. Mr. Shildt asked the ZO if he had had a chance to review Rettew’s comments and the ZO stated only briefly the previous day. Mr. Shildt inquired as to whether paving was required and the Township Engineer stated he would need to be permeable. Supervisor Brookens noted it was not required to pave unless the applicant desired and the Chairman noted that gravel is acceptable and not required to place concrete. Following a lengthy review and discussion regarding this request, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the request for Interim Occupancy Permit submitted by Apple Valley Hauling for property located at 5436 Sunset Pike be denied.

The Township Engineer presented a request for bond release for Michael Hurt/M&T Partners relative to a land development project at the intersection of Route 11 and Tyler Drive. The Engineer stated the residence and auto body shop as well as the stormwater management facilities have all been constructed and completed. The construction is satisfactory to ordinance requirements and a bond of \$41,912.22 was posted and the Engineer stated he would recommend the bond be returned in full. Following review and consideration, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the request for bond release for Michael Hurt/M&T Partners be granted in the amount of \$41,912.22.

On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to cancel the Regular Supervisors Meeting that would have been scheduled for January 8, 2013 and have a joint Re-organization and Regular Meeting on Monday, January 7, 2013.

The Township Solicitor requested the Board to set a date to hold a public hearing to adopt the floodplain ordinance to include remaining items. He noted the length of time he has been working with and waiting for approval from federal government and now that he has finally received notice, he would like to complete it. He stated it would be adopted as a separate chapter and does not need to go to the County for their review. Supervisor Brookens stated he would like to include any other items that need to be added at the same time. All items to be included at a public hearing will be discussed and when ready, the Board will consider at that time to schedule a public hearing.

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 18447 through 18474, inclusive, to be paid from the General Fund; Check Numbers 2164 through 2167, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 1506 to be paid from the Electric Light Fund.

There being no further business before the Board to be presented at this Meeting, the Chairman adjourned at approximately 7:36 P.M..

Respectfully submitted,

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Secretary