

The Greene Township Board of Supervisors met in regular session Tuesday, February 12, 2013 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
Gina Griffith
Welton J. Fischer

Visitors: See list

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

The Chairman acknowledged several students in the audience and asked them to introduce themselves. All five (5) were students attending for a Civics class. He welcomed the students and informed them that if they had any questions to feel free to ask either during or after the Meeting.

The Minutes of the Regular Meeting held January 22, 2013 stand approved as presented.

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

Included in the packets is a Request for Appointment Application for the Emergency Management Coordinator and the Deputy Emergency Management Coordinator for 2013. The Chairman explained that these appointments should have been made at the Re-Organizational Meeting that was held in January. Supervisor Brookens asked if this application process will need to be done on a yearly basis. The Chairman stated that the application process does not have to be done yearly, but the Township must acknowledge the status of a new appointment. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to appoint the Emergency Management Coordinator as Charles D. Jamison, Jr. and the Deputy Emergency Management Coordinator as Michael Balsley for the year 2013.

The Chairman presented the consideration of Resolution No. 6-2013, designation of agent for tropical storm Sandy. He explained that any reports or paperwork filled out by the Township for the Federal Government (FEMA), the State Government (PEMA), or the Local level (county), will have to be signed by a representative of the Township. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to adopt Resolution No. 6-2013, the designation of agent for Tropical Storm Sandy, and that agent being the Emergency Management Coordinator, Charles D. Jamison, Jr.

The Chairman presented the consideration of sewage enforcement application fees effective January 1, 2013 due to the non reimbursement from PA DEP. He explained that the Township was previously reimbursed for half of the costs incurred by the Sewage Enforcement Officer, Vince Elbel. This reimbursement program through PA DEP has been discontinued; therefore Vince has had to revise the current fee schedule to compensate for the

difference. A copy of the new fee schedule is included in the packets for review. Supervisor Brookens asked if this action should be done as a Resolution, and the Solicitor stated that it should be done as Resolution No. 7-2013. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted adopt Resolution No. 7-2013 which is the Sewage Enforcement Applicant Fees retroactive to January 1, 2013.

The Chairman presented a request from the Gemcraft Homeowners Association requesting use of the large meeting room sometime in March 2013, from 7:00pm until 9:00pm. He stated that Gemcraft was originally going to use the Scotland Community Center, but the fees were approximately \$300.00 to use the hall. The Chairman stated that he feels that groups such as this using the room on an occasional basis is not an issue and he does not feel that a fee is necessary at this point. He stated that if groups continue to request the use of the room on a more regular basis, he would recommend developing a nominal fee to offset some of the expenses. Supervisor Burns stated that there are two different groups currently using the room. One group in particular is a group of residents who are members of a home owners association, which often times does not have a place to meet. He stated that he does not see much of an issue for the Township to be accommodating for them, especially since they are only meeting 4 times per year for 1-2 hours. He stated that for the other group, his feeling is that the Board should consider increasing the fees due to the fact that most of them are not residents and they meet on a more frequent basis for a longer period of time. He also noted that the Township has to pay someone overtime to be present when they meet. Chairman Jamison stated that he talked to the District Justice and decided that it might be worthwhile to upgrade some of the doors so that any parties using the meeting room cannot gain access to the District Justice's office. 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 request by Gemcraft Homeowners Association for use of the large meeting room sometime in February or March 2013 for their Association meeting as presented.

The Chairman entertained a motion for a meeting to discuss devising fees for the use of the large meeting room. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted schedule a Work Session for March 13, 2013 at 3:00 p.m. prevailing time, 1145 Garver Lane, Scotland, PA to discuss fees for use of the meeting room for outside groups and associations.

The Board reviewed the Fayetteville Volunteer Fire Department Fire Police Monthly (January 2013) and Year-to-Date Reports as submitted. The Chairman noted that it is in different format than the previous reports. Following their review, it was consensus of the Board that the Reports be approved as presented.

The Zoning Officer reviewed the January 2013 Monthly Zoning Office Report. Hearing no questions or comments, it was consensus of the Board the Monthly Zoning Office Report shall be approved as presented.

The Zoning Officer presented the Application for Conditional Use hearing for Yvette Brown for a residential roof top solar energy conversion system. He stated that this is a very straight forward application. It was received by the Township on January 25, 2013 and the hearing must be held within 60 days from the submission date. The application will be presented to the Greene Township Planning Commission on March 11, 2013. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously

voted to schedule a Public Hearing on March 12, 2013 at 7:00pm prevailing time, 1145 Garver Lane, Scotland, PA to hear Yvette Brown's Application for a Solar Energy Conversion system.

The Zoning Officer presented the request for waiver of Greene Township Code 85.18.A.5. Included in the packets is a letter submitted by Tom Englerth of TME Surveying on behalf of the Paul Walters subdivision requesting a waiver of Greene Township Code 85.18.A.5 (requirement for subdivision and land development ordinance that requires existing topographic contours on a subdivision). The Zoning Officer stated that the plan is a minor subdivision / lot addition plan with no proposed construction or earth disturbance being proposed. 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 request for waiver of Greene Township Code 85.18.A.5, the requirements for topographic contours, for the Paul Walters subdivision plan as presented.

The Chairman presented the consideration to amend a previous motion for DLL Properties. He explained that the Township received an invoice in the mail for this particular subdivision after a motion was made for a refund in the amount of \$2,249.00 at a previous meeting. The refund amount must now be adjusted from the authorized return amount of \$2,249.00 to \$2,109.50. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to amend the original motion of DLL Properties. The new motion being that the requested refund amount from the Township Escrow fees will be \$2,109.50 due to the fact that an invoice came in after the previous motion was made.

The Zoning Officer presented the expiration of Orrstown Bank's Letter of Credit #08-09 held as security for the Greene Acres Phase 1 Development. The Letter of Credit will expire on February 14, 2013. He explained that this is a security held by Greene Township to guarantee improvements that were shown on the Greene Acres Phase 1 Subdivision Plan. He stated that a letter has been faxed and sent overnight to Orrstown Bank providing notice that they were the original issuer of that letter of credit and it is the Township's intent to demand payment of that letter unless a replacement letter or an extension on the existing letter is received. The Zoning Officer stated that he has been in contact with personnel from Orrstown Bank in regards to this situation and they have indicated that they have sold some of their obligations to an out of state agent, but it is their intent to see that the Township receives a renewed letter or an extended letter prior to the expiration date. The Solicitor asked if the renewed letter will come from Orrstown Bank or another agency. The Zoning Officer explained that it is his understanding that the letter will come from the new agent which is a holding company from the Midwest. The Solicitor stated that the Township needs to make sure that whoever provides the new letter of credit is authorized and licensed to do business in Pennsylvania. On a motion by Charles D. Jamison, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to call Orrstown Bank on February 13, 2013 advising them that if Orrstown Bank does not issue the new bond, that any other firm that issues it must prove to the Township that they can operate and issue bonds in the state of Pennsylvania. He also stated that Orrstown Bank has been sent a letter via certified mail stating that as of February 11, 2013 Greene Township is calling the bond.

The Zoning Officer presented the 1 lot Final Subdivision / Lot Addition Plan for the Paul Walter property located off of Henry Road. The plan has been staff reviewed by the Greene Township Planning Commission. The Zoning Officer stated that this is a straight forward plan and he would recommend approval. The Township Engineer stated that he has also reviewed the plan and is in concurrence with the Zoning Officer's conclusion. Supervisor Burns asked if the property is located in a flood plain. The Engineer stated that it is not. Supervisor Burns then asked if there was any base design elevation on the plan. The Zoning Officer explained that no construction is being proposed, and that the purpose of the subdivision is to correct a situation where an existing shed was built bisected by the existing property line and this lot addition would correct that situation. The Chairman stated that if anything were to be built there, a Land Development Plan would be required and any elevations and drainage issues would be addressed at that time. 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 Paul Walter 1 Lot Final Subdivision / Lot Addition Plan as presented.

The Chairman stated that the six-month probationary period ended on February 6, 2013 for Lindsay Loney who was hired as the Township Treasurer on August 6, 2012. He stated that she has done a very good job and has been an asset to the Township. Supervisor Burns agreed with the comments and also stated that she has done a very good job since she has been here. Supervisor Brookens agreed and noted that the Township has needed help in the financial department for some time, and Lindsay has done a good job dealing with that aspect of the Township. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to end the probationary period for Lindsay Loney as of February 6, 2013.

The Chairman noted an item for discussion that was not placed on the Agenda. It is a request from Carannante Townhomes in reference to Marcella Drive which is a private street. This street was built it to Township specifications and the developer would now like the Township to take it over. He noted that the section halfway in to Marcella Drive that goes to the townhomes will remain private because this section cannot address the regulations of the Township to take it over because there is no turnaround. Supervisor Burns asked if there is a reason why the developer originally wanted to keep that private. The Engineer stated that it was originally set up to be private because it was only going to have one access. The Solicitor stated that it is very important to be sure that the road has been built to Township specifications. Supervisor Brookens asked if the Township has assurance that it was built to the plan specifications. The Chairman stated that there it was inspected and proof rolled more than once. Supervisor Brookens asked if this will require a plan revision and the Solicitor stated that a plan revision will be required to indicate that it is a dedicated road. Supervisor Brookens then asked how soon they would like this street dedicated and the Chairman replied before next winter. 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 Engineer to prepare a letter to Carannante Townhomes outlining the necessary paperwork and the proper presentation for the deed of dedication for Marcellus Drive.

The Township Solicitor noted that from time to time the Township will get a request for someone who wants to put a temporary mobile home on their lot because of an aging parent that they want to take care of. He stated that he recently read an article relating to what is referred to as "granny pods" which are complete habitable units that are rented to place on a property for aging parents. He stated that the Township should anticipate a need address this

in the Zoning Ordinance if these kind of proposals are received in the future. The Chairman asked the Solicitor if he had access to this article and the Solicitor stated that he read it several months ago in a paper out of the Washington D.C. area, but he will try to locate it.

On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: Check Numbers 18606 through 18645, inclusive, to be paid from the General Fund; Check Numbers 2176 and 2181, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 1512 to be paid from the Electric Light Fund.

There being no further business to be presented before the Board at this Meeting, the Chairman adjourned at approximately 8:00 P.M.

Respectfully submitted,

Assistant Secretary