

February 28, 2017
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, February 28, 2017 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

Visitor: See List

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

Supervisor Travis Brookens (and Director of Parks and Recreation) stated that sealed bids had been received, opened, and read at the previous meeting (February 14, 2017) for Township Park Playground Improvement Project. The bids and pertinent information were forwarded to YSM (Yost, Strodoski, Mears) for their review and recommendation. Mr. Chuck Strodoski reviewed the bids and his input as to what the Township should consider was to use "Deduct Alt No. 1" in the bids for a total amount to be awarded. Following the review, it was determined that David H. Martin Excavating was the apparent low bidder at \$294, 075 *less* \$25,230 (Deduct Alt No. 1- Pavilion Installation). Supervisor Brookens stated the pavilion was ordered separately and could be installed by Township employees or another bidder for a cost less than what was bid. The final total bid for David H. Martin Excavating was \$268,845. Supervisor Brookens stated the Township has worked with DHM on numerous other projects at the Park and there were no problem as to references, etc. Chairman Burns stated he would agree with Supervisor Brookens's comments and noted the new pavilion purchased is very similar to the three current pavilions at the Park. He further noted that by pulling the deduct and putting out to bid to other contractors should be the best cost savings. Supervisor Brookens noted this similar bid was attempted last summer and DHM was the only bidder at that time and his bid price was well over \$300,000 and it was better to bid out again and saved the Township monies and thereby using best the funds that had been budgeted for this project. 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 award the Greene Township Park Playground Improvement Project to David H. Martin Excavating with the *Deduct Alt No. 1 - Pavilion Installation* at their final total bid of \$268,845.

At this time the Chairman reminded all those in attendance that the meeting was being recorded.

The Minutes of the Regular Meeting held February 14, 2017 shall stand approved as presented and become part of the official record.

Gary Carter, Pennsylvania State Police Barracks, addressed the Board stating the barracks' location may be moved into Greene Township in the future and asked if the Board had need of anything from him. There was light discussion as to the barracks possibly moving into the Township.

The Chairman asked the Township Solicitor to present the next item on this Meeting's Agenda. The Solicitor noted that several changes and fee charges increased for certain activities were being proposed in the Township Code by resolution. The first proposal is to increase the fee in the event of commercial application to the Zoning Hearing Board (ZHB) in the amount of \$750. The second proposal is the fee in lieu of dedication for recreation land in subdivisions in the amount of \$750 per dwelling unit. The third proposal is for various fees for reservation/use of Township Park facilities as follows: Adult Baseball Field - \$45 per hour; J.V. Baseball Field - \$25 per hour; Soccer Field - \$25 per hour; Large Multi-use Field - \$45 per hour; Pavilion #4 - \$45 per rental. The Solicitor stated that existing fees for anything other than what is stated in this resolution will remain the same. Chairman Burns inquired of the Zoning Officer as to the difference in the application fee for commercial as opposed to residential. The ZO stated the fees for both at one time was \$125; then increased to \$300; reviewed Township costs incurred in holding ZHB hearings and generally residential applications are much less time-consuming than those for commercial applications. He further explained that with commercial applications there is more involved as to cost for the Township. He stated the subdivision recreation fee has always been the same. He checked other municipalities and Greene Township's fees are very low; the proposed fees are justified to help meet expenses incurred. Supervisor Corwell inquired as to the subdivision recreation fee, \$750 per dwelling unit, and the ZO explained the one-time exemption will remain the same; and, that fees have not changed since 2004 when they were originally established. Following review, 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 adopt Township **Resolution No. 8-2017** regarding revision of fee for Commercial Application to Zoning Hearing Board, Subdivision Recreation fee, and Township Park Athletic Field rental fees as presented.

Township Engineer Gregory Lambert presented a request to release the remaining \$7,930 of a \$42,225 stormwater bond for Platea, USA LIDA Parcel 3-89-10 Land Development Project, Project #13-024. The request was received from Lance Kegerreis of Dennis E. Black Engineering representing Torocomp USA, LLC (Platea, USA) following notice they had completed the remaining work that was identified in December 2015. Mr. Lambert stated he had inspected the site and found the basin to be functioning properly. Supervisor Brookens asked what amount the Township was holding. The Engineer explained the Township was holding a \$42,225 performance bond stating that Platea could have exchanged the \$42,225 bond for \$7,930 but did not do; therefore, they would be receiving the \$42,225 bond they did not issue. 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 grant release of the remaining stormwater bond for Platea, USA LIDA Parcel 3-89-10 Land Development Plan, Project #13-024, in the amount of \$42,225 as presented.

The Board reviewed the January 2017 Fayetteville Volunteer Fire Department Fire Police Monthly Report as submitted. Following review, it was consensus of the Board that the Fayetteville Volunteer Fire Department Fire Police Monthly Report becomes part of the official record.

Supervisor Shawn Corwell presented and briefly reviewed the West End Fire & Rescue 2016 Fire and EMS Report as submitted to the Township. He noted it was a rather large report and that Board Members had an opportunity to review the Report earlier. The Report was very detailed as to training, funds, etc. Supervisor Corwell stated it is quite impressive they have only two (2) fundraisers per year. He stated they are doing a good job on managing their monies. It was consensus of the Board that the West End Fire & Rescue 2016 Fire and EMS Report become part of the official record.

The Zoning Officer presented a request for review time extension of ninety (90) days received from RGS Associates on behalf of their client, Luther Ridge Skilled Care Facility Land Development Plan, Project #16-019; second extension request; current deadline is March 2, 2017; progress is moving forward; Conditional Use Hearing was held; planning module approved by PA DEP and Greene Township Municipal Authority; Guilford Water Authority had minor planning comments; very close to being ready to be presented to the Board of Supervisors. 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 grant the request for Luther Ridge Skilled Care Facility Land Development Plan, Project #16-019, for a period of ninety (90) days, commencing March 2, 2017.

The Zoning Officer presented the 1-lot Final Land Development Plan identified as LIDA Parcel 3-89-9; property located off Opportunity Avenue; propose construction of 30,000+ square-foot building; re-configuration of several lots was approved by the Board (of Supervisors) at the previous meeting (February 14, 2017). The ZO reviewed the *Approval Checklist* with the Board, a copy of which each Member received, as follows: Franklin County Planning Commission – reviewed with no comment (12.1.16); Greene Township Municipal Authority – N/A; Sewage Enforcement Officer – planning module previously approved by PA DEP (7.16.99); Guilford Water Authority – N/A; Franklin County Conservation District – adequate (2.13.17); Township Planner – previous comments have been addressed (2.10.17); Township Engineer reviewed, previous comments have been satisfactorily addressed; recommends stormwater bond in the amount of \$105,307; would recommend approval subject to the posting of the \$105,307 stormwater bond; Greene Township Planning Commission – presented at their Regular Meeting held February 13, 2017 and recommended approval subject to all comments being satisfactorily addressed, bonding be submitted, and traffic impact fee be paid. The ZO noted the proposed Plan would create sixteen (16) new peak trips in TSA-2 for a total of \$28,336. The Chairman noted the Plan as presented is straightforward and the Engineer stated the big improvement was removing the road and providing the single driveway for the lot and eliminating a public cul-de-sac; quite a number of reasons made sense to re-configure and having only one access. The Chairman inquired as to the stormwater basin locations and the Engineer noted one in the front. The Chairman further noted that a sidewalk waiver had been approved at this time, however, they could be required in the future to be constructed and installed and the Engineer stated there is area being provided if sidewalks were required in the future. Supervisor Brookens stated the Board should still require a note be placed on the plan that sidewalks are waived but that possibly in the future they could be required and that an area to accommodate them should be so noted, thereby having no excuses why/how they can be installed. Supervisor Corwell inquired of the Engineer as to Comment

#4 on his review sheet and the Engineer confirmed that the reconfiguration that occurred changed that comment. Following review, 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 approve LIDA Parcel 3-89-9 1-lot Final Land Development Plan with condition the stormwater bond in the amount of \$105,307 be posted prior to the plan leaving the (Township) office and the traffic impact fee of \$28,336 be posted at the issuance of the Land Use Permit.

The Solicitor commented with reference to the Borough (of Chambersburg) and waivers being granted for installation of sidewalks relates to those that were never constructed; however, that when they are waived the developer must still lay out where they would be placed so that sidewalks can be installed without any future expense to the Borough.

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 25135 through 25172, one online payment, one direct deposit, and two credit card payments, inclusive, to be paid from the General Fund; Check Numbers 3323 through 3327, with one online payment, inclusive, to be paid from the Liquid Fuels Fund; and, one online payment to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:33 P.M..

Respectfully submitted,

Secretary