

March 22, 2011  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, March 22, 2011, 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 Fischer

Visitors: See list

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

The Minutes of the March 8, 2011 Regular Meeting stand approved as presented.

The Chairman noted the presence of two (2) students and asked they introduce themselves. Students in attendance at this meeting identified themselves as Dylan Commerer and Amber Vasquez. The Chairman welcomed them to the meeting and stated if they had any questions, not to hesitate to ask.

The Chairman noted that Sealed Bids were to be considered and to authorize the Township Secretary to advertise for the following products: Diesel Fuel (Ultra Low Sulphur), 89 Octane Gasoline, #2 Fuel Oil, Bituminous Materials, and Crushed Aggregate. 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 Secretary to advertise the receipt of Sealed Bids for Diesel Fuel (Ultra Low Sulphur), 89 Octane Gasoline, #2 Fuel Oil, Bituminous Materials, and Crushed Aggregate; Sealed Bids to be received until 3:00 P.M., Tuesday, April 26, 2011, at 1145 Garver Lane, Scotland, Pennsylvania, and then all Sealed Bids received will be opened and read aloud at the Regular Meeting that same date at 7:00 P.M..

The Chairman presented a request for box alarm changes received from Pleasant Hall Volunteer Fire Department; said changes for Boxes 11-05 and 11-13. The Chairman stated he had reviewed the requested changes and would recommend approval and forwarding of same to the County. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the box alarm changes for Pleasant Hall Volunteer Fire Department be accepted as presented.

The Chairman presented a request for box alarm changes received from West End Fire & Rescue Co. No. 3 and noted he had met with the Fire Chief to review the requested changes. He stated that during the review with the Fire Chief there was little difference so he would recommend approval and forwarding of same to the County. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the box alarm changes for West End Fire & Rescue Co. No. 3 be accepted as presented.

The Chairman presented a request for box alarm changes received from Fayetteville Volunteer Fire Department and noted the only change that is being added is Engine 11-2 to Box Alarm 7-2 (Scotland area) and Squad 8 is being replaced with a unit from Pleasant Hall on Box 7-2 due to Pleasant Hall being closer to this particular box. He stated the notation "RiT" on the Box Alarm Change Form is when coming to a working fire that a first engine is set up with water to protect the firemen entering a building to give them water (protection). He stated he would recommend the requested box alarm changes. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the box alarm changes for Fayetteville Volunteer Fire Department be accepted as presented.

The Zoning Officer presented a 1-lot Final Land Development Plan for East Fayetteville Auto Sales; propose 4,300 square-foot accessory structure to the rear of car lot; area zoned Highway Commercial. A copy of the *Approval Checklist* was distributed to each Board Member for their reference and comments were as follows: Franklin County Planning Commission – reviewed with no comment (2-8-11); no sewer involved; Guilford Water Authority – able to serve (2-8-11); Franklin County Conservation District noted as 'adequate' (3-14-11); Township Engineer reviewed plan with comments attached (3-22-11); plan reviewed by Township Planning Commission and recommended approval subject to bonding (3-14-11); transportation impact fee of \$1,086 (1 trip) required. The Engineer reviewed his comments attached and stated the Planning Commission had recommended approval at their recent meeting pending the establishment and receipt of sufficient financial security to insure the property completion of the required stormwater facility; the developer's surveyor had provided him with an estimate of \$5,000 to provide infiltration to the rear of the property and after the Engineer's review found it to be sufficient. Therefore, he stated that after adding 10% to this amount he would recommend approval of the plan and a bond amount set to be \$5,500. The Chairman inquired if this (infiltration) would connect across the road and the Engineer stated 'no' and noted both his and Chairman's concern and stated that all would drain away from the property and towards the creek. The Engineer stated there has been work done on the other side and a current swale out to wetland area seems to be working because he has not received any calls lately. Further, he stated he has also talked to a neighbor whose flow proceeds to the wetland. The Chairman noted he still had some concern and noted several other items to the Engineer regarding his concern of flooding and a possible emergency spillway. The Engineer stated that water always stayed in the area and did not know how much fill was put into the area and the Chairman stated he did not know either how much over the years but that water had been in the area but not "ponding". The Engineer stated in his conversation with the developer, he stated he did not want to cause any further problems but was emphatic that he has given his permission for cleaning the swale, etc. The Chairman noted a neighboring property owner has done extensive work on the area but there have been no calls recently especially with heavy rains lately. Supervisor Brookens inquired if this building was going to be enclosed. The Zoning Officer stated the impact fee is based that if one part of the building is open there is no fee but if building totally enclosed then an impact fee is required and since the building is going to be enclosed, an impact fee for one trip will be required, according to review by Trans Associates. Following lengthy review and discussion regarding this Plan, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the 1-lot Final Land Development Plan for East Fayetteville Auto Sales be approved with conditions: the stormwater bond be posted before release of the Final Plan and before issuance of a Land Use Permit, the transportation impact fee of \$1,086 must be posted.

The Zoning Officer presented a 102-unit Preliminary Subdivision Plan (revised) for White Church Meadows; propose construction of garden apartments and townhomes; has been a Preliminary Plan since February 2009; recently received approval from Guilford Water Authority. A copy of the *Approval Checklist* was distributed to each Board Member for their reference and comments were as follows: Franklin County Planning Commission – reviewed with no comments (2-29-09); Greene Township Municipal Authority – approved with sewer bond required at Final Plan (11-12-10); planning module approved by PA DEP (5-3-10); Guilford Water Authority (GWA) – approved with water bond required at Final Plan (3-14-11); PennDOT – no traffic study required/will required HOP (Highway Occupancy Permit) to entrance onto Rt. 997; Franklin County Conservation District noted as ‘adequate’ (1-18-11); Township Engineer reviewed plan with comments attached (3-22-11); plan reviewed by Township Planning Commission and recommended approval (2-14-11); transportation impact fee of \$192,356 (76 new trips) required; recreation impact fee, road deeds of dedication, and traffic control/speed limit ordinance all required at Final Plan. The ZO noted the Plan had gone through the process of Conditional Use Hearing on October 14, 2008 and conditions were met at that time for townhouses. The Engineer reviewed his comments attached and stated the Plan had been at the Township for some time and has gotten to the point where the Preliminary Plan is in a form that meets the Township’s ordinances. In addition, he also noted in his comments to the Board the plan has previously been before the Board a number of times for time extensions most recently last month as the developer required more time to address our comments provided in December to the Township Planning Commission. The current submission now satisfactorily addresses all of the previous concerns presented with the exception the plan cover sheet be duly signed and notarized by the owner and the stormwater report should bear the seal of a Pennsylvania Registered engineer or surveyor. He stated that with the completion of these final issues, he would recommend approval. The Chairman asked the Township Solicitor if approval could be given before the signature(s) were obtained and the Solicitor stated it could be made a condition of approval and a common practice is not to have it notarized until it is Final (Plan) and the Chairman noted concern with the absence of the engineer’s seal. The Township Engineer asked Kurt Raubenstein of Hanover Land Services (owner’s engineer) who was in attendance at this Meeting regarding the signatures and seals. The Chairman also asked when he thought it would be at Township, Mr. Raubenstein said he would have to check, and the Chairman asked within a week and Mr. Raubenstein stated it should. Supervisor Burns inquired as to the Water Authority and the ZO stated that GWA has approved and signed accordingly. The Township Engineer stated the delay by GWA was more of a (State) building permit “issue” regarding the fire suppression issue and the ZO also noted some other items of GWA. Mr. Raubenstein stated those issues will be addressed as part of the (State) building permit process. Another party (unidentified) affiliated with this Plan stated that GWA wanted to see calculations regarding the fire suppression issue. Following a lengthy review and discussion regarding this Plan, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the White Church Meadows 102-unit Preliminary Subdivision Plan be approved with the condition that before the Plan is released from the Township, the (developer’s) engineer seal and owner’s certification be executed on the cover sheet of the Plan and be accomplished by April 4, 2011; otherwise, the Plan will be null and void.

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 16382 through 16410, inclusive, to be paid from the General Fund; Check Number 1440 to be paid from the Electric Light Fund; and, Check Numbers 1922 through 1924, to be paid from the Liquid Fuels Fund.

Resident Berry Baker, 139 Salem Road, inquired as to the increase in street lights (cost). The Chairman stated there has been no increase for many years and then after checking records several times, determined property lines, and calculations made, it was discovered that not all affected property owners were sharing in the cost, therefore, were assessed. The Chairman further explained the law requires that property within 250 feet of a street light must pay and also when a petition was submitted for this particular development, it met the required percentage of signatures. He explained it is based on the front footage and this resident was being assessed because of being missed initially. Discussion ensued between the Chairman and this resident regarding the location of other properties in the vicinity of a street light and also as to what address a property was using (Salem Road, Roosevelt Drive, etc). The Chairman explained to this resident that he was being assessed under the "Presidential Heights" petition submitted a number of years prior. It was also noted this resident lives on a corner so his assessment would be much higher due to all footage factoring into the assessment. The Chairman stated that currently 70% of all signatures are required where previously it was only about 51%. He also noted that poles are basically installed approximately 250 feet apart. Mr. Baker stated he did not know why there was such a difference in what he was paying previously and what his last invoice showed and thanked the Chairman for explaining all to him.

There being no further business before the Board, the Chairman adjourned the Meeting at approximately 7:40 P.M..

Respectfully submitted,

---

Secretary