

March 9, 2010
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, March 9, 2010, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, following two (2) Public Hearings.

Present:

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

Daniel Bachman
Gregory Lambert
Diann Weller
Welton J. Fischer

Visitors: See list

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

The Minutes of the February 23, 2010 Regular Meeting stand approved as presented.

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 *2010 Road Striping and Marking* and the opening bid date will be Tuesday, April 13, 2010. All Bids must be submitted to the Greene Township Board of Supervisors no later than 3:00 P.M., prevailing time, that date. The Bids will then be opened and read aloud at the Regular Meeting to be held at 7:00 P.M..

The Board discussed and considered Township **Resolution No. 7-2010** to promote the objectives of the South Mountain Conservation Landscape Initiative; namely, agriculture, conservation, heritage, recreation, and tourism. Supervisor Burns asked if this resolution was being requested only as a means of cooperation from various municipalities and not financial interest. The Chairman stated that in his conversations with the Township Planner it was noted the purpose was only to obtain cooperative effort from all municipalities to promote the five objectives stated earlier and there is no financial commitment being made. Supervisor Brookens asked if there were any land use objectives or zoning and the Chairman stated 'no'. Following discussion and consideration of the request, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to approve Township **Resolution No. 7-2010** to promote the objectives of the South Mountain Conservation Landscape Initiative (agriculture; conservation; heritage; recreation; tourism).

Following their review of the submitted Monthly and Year-to-Date Fayetteville Volunteer Fire Department Fire Police Reports, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to accept the Reports as submitted and presented to the Board.

The Zoning Officer presented a request from Martin and Martin, Inc. on behalf of their client for a 90-day time extension for Capital Estates; current deadline is March 22, 2010. 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 review time extension for Capital Estates be granted an additional ninety (90) days commencing March 22, 2010. (Note: See comments later in these Minutes regarding this matter.)

The Zoning Officer presented a request from David H. Martin Excavating, Inc. for a 90-day time extension for Poetry Estates; current deadline is March 15, 2010. The Chairman asked what the delay for this plan was and the Township Engineer noted revised plans are to be submitted to the Township by Friday (March 12). The Chairman also noted problems regarding the HOP (Highway Occupancy Permit) and the Engineer also stated the recent sewer moratorium delayed the plan. The Solicitor stated he had received an inquiry about a month ago from a developer asking how to go forward when not knowing whether the development has sewer or not and the Solicitor informed the inquirer that no one would know. 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 review extension for Poetry Estates be granted an additional ninety (90) days commencing March 15, 2010.

The Zoning Officer presented a request for review time extension until June 22, 2010 for White Church Meadows which is actually 93 days; current deadline is March 21, 2010. The ZO noted the Township has been in contact with the applicant and have been informed that revised plans will be submitted and the Township has already received a Zoning Hearing Board application; said hearing has been scheduled for the April meeting. The Chairman asked if the plan would be affected if approval were given by the Zoning Hearing Board. The Township Engineer stated the applicant had originally thought of two (2) different directions; one to comply, the other to make request to Zoning Hearing Board. Supervisor Brookens informed the Township Solicitor that the Township has approximately \$3,000 to date already incurred for engineering fees and asked if the Township could place some type of condition for payment noting this was before the plan review escrow was enacted. The Chairman stated if a condition were permissible, that fees be paid before the current deadline date and would not accept the request until the fees have been paid. The Solicitor inquired as to how recently the applicant had been invoiced for said fees and the ZO stated approximately three (3) weeks ago. The Solicitor stated the Township needs to follow up on this matter. He further stated the motion would be to deny the plan approval on the condition that if fees are not paid, the plan would be denied for the reason that outstanding comments have not been addressed. Following discussion and 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 review time extension for White Church Meadows current plan be denied because of outstanding comments that have not been addressed and the plan will be denied based on the March 21, 2010 expiration date; the request can be granted additional ninety (90) days if all existing and outstanding invoices have been paid in full before March 21, 2010; if not, the plan expires; if paid, the Township will grant an additional ninety (90) days. (Note: See comments later in these Minutes regarding this matter.)

At this time, the Board *re-opened* the request for review extension previously presented for Capital Estates. It was noted that with the invoices being mailed out about three weeks ago, the payment due date would be before the deadline. Because of this information being presented, the Chairman re-opened the floor for consideration of the Capital Estates request for review time extension. The Zoning Officer stated that in a conversation with Mr. Bill Kick of Martin & Martin, Inc., Mr. Kick stated he thought the plan was “defunct”. The Solicitor stated that when the invoices have been paid the Township will then need to obtain the plan review escrow. Supervisor Burns asked the Township Engineer if there were review comments and the Engineer stated ‘yes’ and the ZO concurred that all previous comments were still outstanding. The Solicitor stated the plan could be denied due to failure to complete the plan in accord with Township regulations. Following discussion and review, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the previous motion regarding the review time extension for Capital Estates be **rescinded** and the new motion will be that Capital Estates plan will expire March 22, 2010 unless all invoices are paid and then a 90-day extension may be granted with the condition that Capital Estates must post an escrow amount for review fees.

Following discussion of the previous item in these Minutes, at this time the Board *re-opened* the request for review time extension for White Church Meadows. 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 plan approval for review time extension be **amended** to state that if the amount owed for fees is paid for the granting of the additional ninety (90) days provided, they must also post an escrow amount for future review fees.

The Zoning Officer reviewed the February 2010 Monthly Zoning Office Report with the Board Members (a copy having been distributed to each Member for their review). On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Monthly Zoning Office Report be approved as presented and become part of the official record.

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

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 15159 through 15193, inclusive, to be paid from the General Fund; Check Number 1418 to be paid from the Electric Light Fund; and, Check Numbers 1783 through 1796, inclusive, to be paid from the Liquid Fuels Fund.

Resident Kenneth Wagaman addressed the Board stating he has lived on Treher Road for 32 years and noted a property on Coldspring Road that is falling into ruin; no mowing, no structural repairs and porch roof is falling down. He asked if anything could be done about the property and its condition. The Solicitor stated that perhaps CCIS (Commonwealth Code

Inspection Service which enforces the State Building Code) could be asked to review the property. Discussion ensued as to who might own the property, who is farming the adjacent land, who, if anyone, is taking care of the property, etc. It was noted the Township will consult with CCIS and check the tax maps.

Resident Glenn Shetter addressed the Board and stated he wished to commend the Board regarding their actions taken regarding the review time extensions. The Township Solicitor recommended the Board may want to consider the number of extensions that can be requested and granted for one plan.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:50 P.M..

Respectfully submitted,

Secretary