

March 28, 2017
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, March 28, 2017 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Todd E. Burns	Gregory Lambert
Travis L. Brookens	Daniel Bachman
Shawn M. Corwell	Diann Weller
	Welton Fischer

Visitors: See list

The Chairman called the Meeting to order at approximately 7:00 P. M. and noted the meeting was being recorded.

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

Glenn Shetter, resident, addressed the Board wanting to thank those person(s) responsible for having the gates at the Park locked during the recent Trojan game; did a good job; provided increased safety for children and adults. Supervisor Brookens (also serves as Director of Parks and Recreation) acknowledged Mr. Shetter's compliment and stated the Township has been trying to close the gate during games.

Supervisor Corwell noted there are four (4) fire companies the Township supports through monetary donations; one being located in the Township, Fayetteville Volunteer Fire Department; the others being Franklin Fire Company No. 4, Pleasant Hall Volunteer Fire Department, and West End Fire & Rescue. He stated that donations are released twice each year; then the following year each fire company must inform the Township how the monies were spent before any further donations would be released. Donations are based on the population that reside in Greene Township covered by that fire company; \$6.50 per person in each company's area, as follows: Fayetteville Volunteer Fire Department (FVFD) - \$27,258; Franklin Fire Company No. 4 - \$18,753; West End Fire & Rescue and Pleasant Hall Volunteer Fire Department - \$7,500 each. He continued by stating these four fire companies are all volunteer and doing a great job and noted that if these companies were paid companies, the costs would be much more; FVFD currently has paid EMS personnel. In conclusion, Supervisor Corwell stated he would recommend releasing the annual first-half donations to the four fire companies in the amounts as noted earlier. Supervisor Brookens asked for verification that this would be the first-half donations and if the spending reports had been received from each fire company. Supervisor Corwell stated he had received from all but Pleasant Hall, however, they are in the midst of an audit and the Township will receive the information following the audit being completed. 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 authorize release of the annual first-half year 2017 donations to the following fire companies as stated: Fayetteville Volunteer Fire Department - \$27,258; Franklin Fire Company No. 4 - \$18,753; West End Fire & Rescue - \$7,500; and, Pleasant Hall Volunteer Fire Department - \$7,500.

Supervisor Corwell stated he received a request from the Fire Chief of Fayetteville Volunteer Fire Department (FVFD) for several box alarm changes for their area. He stated the Township tries to set box alarm responses for the nearest fire company and that Fayetteville has not had any changes in approximately three (3) years. He stated the requested changes are minor in nature as follows: one is on a third-alarm adding an additional air unit (fills air tanks of firefighters; additional to Franklin County Air 10 would be Shippensburg's Air 53); another would be adding an ambulance on a report of carbon monoxide if there are patients; and another would be adding an extra truck on a barn fire (have used two on recent barn fires). Supervisor Brookens inquired if there would be any service area changes and Supervisor Corwell stated he expected a possible one from Company 4 EMS for Parkwood but that would not be for some time yet. 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 approve the requested box alarm changes for Fayetteville Volunteer Fire Department as presented.

The Township Engineer presented a request for refund of remaining plan review escrow for the Thomas Brookens 1-lot Final Subdivision Plan, Project #16-018; said Plan having been approved by the Supervisors in February. The Engineer stated an original escrow of \$1,500 was submitted to the Township; \$426.50 was expended in review fees; there is no retainage required; all items required are complete, therefore, he would recommend remaining balance of \$1,073.50 be refunded; check to be made payable to Thomas & Christa Brookens. 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 grant the request for refund of remaining plan review escrow for the Thomas Brookens 1-lot Final Subdivision Plan, Project #16-018, in the amount of \$1,073.50 with check made payable to Thomas & Christa Brookens.

The Township Engineer presented a request for refund of remaining plan review escrow for the Katsaros Subdivision Plan, Project #16-020; said Plan having been approved by the Supervisors in February. The Engineer stated an original escrow of \$1,500 was submitted to the Township; \$557.00 expended in review fees; there is no retainage required; all items required are complete, therefore, he would recommend remaining balance of \$943.00 be refunded; check to be made payable to Vicki Katsaros. Following review 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 grant the request for refund of remaining plan review escrow for the Katsaros Subdivision Plan, Project #16-020, in the amount of \$943.00 with check made payable to Vicki Katsaros.

The Township Engineer presented a request for refund of remaining plan review escrow for the LIDA Parcel 3-89-9 Land Development Plan, Project #16-021; said Plan having been approved by the Supervisors in February. The Engineer stated an original escrow of \$4,000 was submitted to the Township; \$1,033 expended in review fees; recommend the Township retain \$500 for a future stormwater basin to be installed in the work occurring on-site; recommend release of partial refund of \$2,467; check to be made payable to LIDA. Following review 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 grant the request for refund of remaining plan review escrow for the partial amount of \$2,467 and the Township will retain \$500 with check made payable to LIDA.

The Township Secretary presented Township **Resolution No. 10-2017** for the disposal of certain Township records, as listed, according to the guidelines as set forth in the Pennsylvania Municipal Records Manual. The draft resolution was forwarded to the Township Solicitor for his review which he did and stated all appeared to be satisfactory. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to adopt Township **Resolution No. 10-2017** to dispose of certain Township records according to the guidelines as set forth in the Pennsylvania Municipal Records Manual.

Supervisor Corwell presented a request for another letter of support in conjunction with the on-going South Mountain Conservation Partnership (SMCP) for year 2017. The Township has been working with the SMCP to meet the objective of saving the South Mountain landscape. The Township is currently working with them regarding the Corker Hill Feasibility Study; they sit on the Study Board; great relationship between Township and them; doing a great job in preserving the South Mountain landscape. Supervisor Brookens noted they were also a part of acquiring Eagle Rock as well as working on other small grants throughout the year. He also stated it has been a great partnership between the Township and SMCP. 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 approve the letter of support to collaborate with South Mountain Partnership for year 2017 and authorize the Chairman to sign the letter on behalf of the Township.

The Chairman stated the Township is anticipating to apply for some grant monies regarding the C2P2 Conococheague Trailway Development Phase I project facilitated by DCNR (Department of Conservation and Natural Resources) and part of that grant process is submitting a resolution for a signature page. He noted it is a part of their normal grant application. Following review 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. 11-2017** authorizing the Chairman to sign the "Grant Agreement Signature Page" regarding DCNR (Department of Conservation and Natural Resources) C2P2 Conococheague Trailway Development Phase I project.

The Chairman presented a resolution to authorize the Township to submit an application for C2P2 funding from DCNR for the Conococheague Trailway Project. Supervisor Brookens inquired as to total amount of the grant and the Chairman noted the total as \$700,000. 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 adopt Township **Resolution 12-2017** authorizing the Township to apply and submit for C2P2 funding from DCNR for the Conococheague Trailway Project.

The Chairman stated that through research it has been discovered that several intersections in the Highlands of Greenvillage Development need stop signs ordained. The Township Solicitor noted that in order for the stop intersections to be legally enforced, they must be ordained and this process would take care of the oversight. When the Board discussed a proposed date to hold the public hearing to establish these several stop intersections, the Solicitor stated the legal notice must appear twice but does not have to go to County. Following review and discussion, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens,

and by a vote of 3-0, the Board unanimously voted to schedule a public hearing to establish several stop intersections in the Highlands of Greenvillage Development on May 9, 2017, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA, to begin at 7:00 P.M., prevailing time.

The Zoning Officer presented a request for reservation of equivalent dwelling units for sewer connection received from RGS Associates on behalf of Luther Ridge (LR) Skilled Care Facility. LR is proposing and requesting the approval of 18.3 edu's required for the initial construction of the Skilled Care building (at Luther Ridge). The ZO stated the planning module has been approved by PA DEP for all the edu's and both phases of the construction. He then referred to Section D of Sub-section 67-18 of the Greene Township Code regarding this issue which states "institutional and industrial development will be handled on an individual basis" which was also noted in RGS's letter of request even though the Township has restrictions on the allocation of sewer capacity. The letter further stated the request for approval was for a capacity associated with a total of 71 beds although the initial construction only includes 40 beds; remaining would be part of future construction at the site. The ZO noted the presence at this Meeting of a representative from the Greene Township Municipal Authority (GTMA), that being Mr. Dwayne Del Grande, if the Board had any questions. Mr. Del Grande stated he would like to add these by exemption noting that GTMA does not use the term "edu" but by "flow"; "edu" is used for planning module. Supervisor Brookens inquired as to what term should be used and the Township Solicitor advised the Board to use the language as stated in the ordinance. During discussion of the various aspects of this request, the Chairman inquired as what was the total amount of edu's for the entire project; representatives from SpiriTrust and RGS Associates noted the total would be for 71 beds but only requesting for 40 beds at this time for a total allocation of 18.3 edu's. Supervisor Brookens voiced concern this request would not be used against the Township's total allocation and Mr. Del Grande stated it would not. Mr. Del Grande stated he hoped they would be removed from the "Consent Order" and placed in the "Corrective" category. Following 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 grant the request for reservation of 18.3 edu's for sewer connection for Luther Ridge Skilled Care Facility as presented.

The Zoning Officer presented a request for review time extension submitted by Land Air Water Legal Solutions LLC on behalf of IESI PA Blue Ridge Landfill Corporation, Project #16-006. He noted the Development Plan will be presented at the Township Planning Commission's April Meeting for review and discussion. This is the third extension request for this Plan; current deadline is March 28, 2017; requesting extension to June 13, 2017. Following review and discussion, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to grant the request for review extension for IESI PA Blue Ridge Corporation, Project #16-006, to be extended to June 13, 2017.

The Zoning Officer presented a 1-lot Final Land Development Plan for St. Luke's Lutheran Church Expansion; propose addition to existing church building; property located off Black Gap Road. 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 (2.3.17); Greene Township Municipal Authority – no additional sewage planning required (2.9.17); Sewage Enforcement Officer – N/A; Guilford Water Authority – no comment; Franklin County Conservation District – approved (3.3.17); Township Planner – previous comments have been addressed with the certifications having been provided and will be inserted before the Plan is released. The Township Engineer noted this is a minor plan; due to net impervious area of less than 4,000 square feet, the plan qualifies for an exemption from stormwater quantity controls; stormwater flows come in and go to a large basin to the rear of the property; no need for additional facilities; agrees that it conforms to the Township's Land Development Ordinance, therefore, would recommend approval. The ZO stated the Township's Planning Commission had reviewed the Plan and recommended approval subject to the Township Planner's and Township Engineer's comments being satisfactorily addressed, comments of the Conservation District previously submitted, and granting of a sidewalk waiver. The ZO noted the expansion would create one (1) new trip in the TSA-6 zone for a total transportation impact fee of \$1,762.00. Supervisor Corwell asked the Engineer if the basin he noted earlier was solely for the church and could handle the proposed expansion. The Engineer stated the basin is located on adjacent SpiriTrust property and was being considered as part of that construction. 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 approve the 1-lot Final Land Development Plan for St. Luke's Lutheran Church expansion, the transportation impact fee of \$1,762.00 be posted at the time of Land Use Permit issuance.

The Zoning Officer presented a 1-lot Final Land Development Plan for Luther Ridge Skilled Care Facility, a proposed addition to Luther Ridge (LR) campus; property located off Black Gap Road; plan also shows future phase; requires additional parking as well as additional stormwater controls. 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 (10.11.16); Greene Township Municipal Authority – approved (3.10.17); Sewage Enforcement Officer – planning module forwarded to PA DEP and approved (2.13.17); Guilford Water Authority – approved (3.27.17); Franklin County Conservation District – NPDES Permit issued (2.14.17); Township Planner – previous comments have been addressed with signatures and certifications having been provided. The ZO stated the Plan had been reviewed by the Township's Planning Commission at their December 2016 meeting and recommended approval subject to comments from Franklin County Conservation District, Greene Township Municipal Authority, Guilford Water Authority, and Planner's and Engineer's comments all being satisfactorily addressed. The ZO noted the proposed project would create twelve (12) new peak trips at \$1,762 each for a total transportation impact fee of \$21,144 required; also, a recreation impact fee of \$5,500 would also be required. The Township Engineer noted that a concern of this proposed project was runoff downstream along Hafer Road; LR has enhanced the basin and will add two other basins; LR went further than required and the Engineer stated he had observed the basins at work and there was a significant improvement. He has been provided a cost estimate for completion of the necessary site stormwater controls and landscape screening in the amount of \$279,399 and found it to be adequate, therefore, recommended security in that amount be posted as a condition of approval. Further, that upon completion of his total review, he would recommend approval of the Plan upon securing the necessary outside agency approvals and remittance of the transportation

impact fee. The Chairman noted that relative to the stormwater management actions regarding this Plan that any time the Township is able to get a reduction, especially with the upcoming MS-4 requirements, it is greatly appreciated for the efforts and foresight that are taken into situations to remedy prior to further problems. He applauds the efforts of RGS and SpiriTrust and hope to see more developers take the same initiative. The Township Engineer noted that SpiriTrust had approached the Township far in advance and also had submitted a very competent design. Supervisor Corwell stated he agreed with the Chairman and also appreciated the efforts taken. Following review 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 the Luther Ridge Skilled Care Facility 1-lot Final Land Development Plan with conditions that a stormwater bond in the amount of \$279,399 be posted prior to plan being released from the office, the recreation fee of \$5,500 be posted, and the transportation impact fee of \$21,144 be posted prior to issuance of the Land Use Permit.

The Board discussed whether to cancel or reschedule the April 25 Regular Meeting due to the Annual State Conference being held during that time. Following their 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 cancel the April 25, 2017 Regular Meeting due to attendance at the Annual State Conference of PSATS (Pennsylvania State Association of Township Supervisors).

The Township Solicitor had no further comment to present at this Meeting.

On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to authorize payment of invoices as follows: Check Numbers 25257 through 25283, one online payment, two credit card payments, one direct deposit, inclusive, to be paid from the General Fund; Check Numbers 3332 through 3336, one online payment, to be paid from the Liquid Fuels Fund; and, one online payment to be paid from the Electric Light Fund.

The Chairman noted the presence of and welcomed two (2) students at this Meeting who were attending as a requirement of "Civics" class at Chambersburg Area Senior High School.

There being no further business before the Board for this Meeting, the Chairman adjourned the proceedings at approximately 7:54 P. M..

Respectfully submitted,

Secretary