

March 8, 2011
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, March 8, 2011, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Charles D. Jamison, Jr.
Todd E. Burns

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 February 22, 2011 Public Hearing regarding a request for zoning map change amendment from Trinbar, LLC stand approved as presented. The Chairman noted the request was withdrawn by the applicant.

The Minutes of the February 22, 2011 Regular Meeting stand approved as presented.

The Chairman noted the Scotland Community Association is requesting authorization to apply for a road closing permit for their annual parade as they have done in the past. He stated he would need authorization from the Board to sign the application. On a motion by Todd E. Burns, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted to authorize the submittal of a road closing permit request for the closing and detours of roads during the annual Scotland Parade to be held May 7, 2011.

The Board reviewed the Monthly and Year-to-Date Reports submitted by Mr. Michael Balsley for the Fayetteville Volunteer Fire Department Fire Police. During their review of the Reports submitted, the Board noted the month of February was a very busy one for the Fire Police. It was consensus of the Board the Monthly and Year-to-Date Reports of the Fayetteville Volunteer Fire Department Fire Police be accepted as presented and become part of the official record.

The Township Engineer, Mr. Gregory Lambert, noted that at the last meeting the item regarding for bond reduction for Salem Road Village had been tabled. He stated there was concern if stormwater measures were working and he was instructed to contact the developer. He contacted Mr. Adam Schellhase (locally), son of developer, and informed him the Township wanted guarantee of something being done. Adam spoke to his father who is currently out of state and won't return for awhile but Adam informed Mr. Lambert his father stated he had every intention of taking care of matters and was concerned as well. The developer will contact Mr. Lambert upon his return to discuss matters further. Mr. Lambert presented his recommendation of reducing the current \$89,485 bond by \$59,895 and retaining \$29,590. Mr. Lambert stated the only remaining items are paving, underground piping system in the right-of-way and to connect some curbing. Mr. Lambert stated he would also recommend a bond in accordance with Section 85-43K be required to insure the functionality of the paving and drainage improvements in the amount of 15% of the original bond amount

of \$272,299 or \$40,844 for a period of eighteen (18) months commencing from the date of the dedication of the street (November 2010). Supervisors Burns asked Mr. Lambert if he was recommending bonding for stormwater and Mr. Lambert stated 'no', only for items in the Township right-of-way (stormwater piping in street, etc). He noted the first five (5) items in his memo dated March 8, 2011 would be the ones the Township would want to keep until they were sure the stormwater is working correctly. The Chairman stated that already a number of months have passed from the recommended 18-month time frame and voiced concern as to the progress of the work and wants to be sure the Township has enough bonding to cover the items. The Chairman stated he would prefer waiting to release anything until such time the Township and developer are able to meet and discuss the matters. The Chairman asked what was in the original bond for the road and Mr. Lambert stated \$59,895, the amount to be reduced. The Chairman stated he still wanted to talk to either the developer or his representative. Following discussion and review of this item, on a motion by Todd E. Burns, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the request for bond reduction for Salem Road Village again be tabled until such time the developer meets with the Township to discuss the matters of concern.

The Township Engineer presented a request for refund of remaining plan review escrow for David H. Martin Excavating 1-lot Final Land Development Plan, Project #10-023, in the amount of \$1,334.45. He stated the Township currently holds the escrow monies and the Land Development Plan was approved by the Supervisors in January 2011. The Plan is for the completion of Martin's second phase of construction at their location along Rt. 997. He recommended the Township release \$1,200 of the total amount requested and retain \$134.45 for fees that would be associated with inspections and remaining stormwater facilities. Following consideration and review, on a motion by Todd E. Burns, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the request for refund of remaining plan review escrow for David H. Martin Excavating 1-lot Final Land Development Plan be granted a refund of \$1,200 and the remaining amount of \$134.45 will be retained by the Township for other reviews and inspections forthcoming.

The Zoning Officer presented a request for refund of \$371.00 for *Application for Land Use Permit* and related costs submitted by Dan Ryan Builders for Lot 17, Upland Estates. He stated the Permit was never issued. On a motion by Todd E. Burns, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the request for refund of \$371.00 for *Application for Land Use Permit* and related costs submitted by Dan Ryan Builders for Lot 17, Upland Estates, be granted.

The Zoning Officer presented and reviewed the Monthly Zoning Office Report (February 2011) with the Board Members. It was consensus of the Board the Monthly Zoning Office Report (February 2011) shall stand approved as presented and become part of the official record.

The Zoning Officer presented a request for review time extension until June 20, 2011, from Hanover Land Services on behalf of their client, White Church Meadows-Preliminary Subdivision Plan; current time expires March 16, 2011. According to correspondence submitted and as read by the Zoning Officer, they are requesting the time extension in order to

address the few remaining Guilford Water Authority (GWA) comments and obtain the associated hydrant testing. The ZO noted the date of June 20, 2011 was in excess of ninety (90) days which would be June 14, 2011 and noted the developer is only waiting for GWA action. The Township Engineer, Mr. Gregory Lambert, stated the hydrant testing is the only remaining item for water approval. Supervisor Burns asked what the item was for a previous extension and Mr. Lambert stated "Conservation District" approval. The ZO stated the developer is finally very close and noted the items are being addressed and the Water Authority is the last item which is still needed for the Plan to be considered. The Chairman noted the lack of preparation by the developer for GWA and asked when the hydrant testing will take place and Mr. Lambert thought it had been completed and the Chairman asked for confirmation. The ZO read portions of an e-mail he received regarding this matter especially noting that GWA meets on Thursday, March 14. The ZO asked the Township Solicitor if the plan could be approved by the Board conditionally upon GWA approval and the Solicitor stated the Board could approve subject to GWA would be addressed on the final plan. Mr. Lambert noted water pressure to the apartment building and whether that would have to provide this line or not and that seems to be what has been keeping this from being resolved. The Township Solicitor recommended the Board approve subject to a satisfactory answer from the Water Authority. Both Board Members presented voiced agreement not to grant time extension until June as requested. Following consideration and review, on a motion by Todd E. Burns, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the request for review time extension for White Church Meadows for an additional ninety (90) days is denied but grant an extension to April 12, 2011 (Supervisors Meeting) and at that time everything must be in order to move forward and the plan will be addressed at that Meeting.

The Zoning Officer presented a 1-lot Final Land Development Plan for Air Methods; property located off Airport Road; propose construction of two (2) offices and housing facilities. 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 (2-2-11); Greene Township Municipal Authority – n/a (has on-lot system); Sewage Enforcement Officer - connection to existing on-lot system proposed (2-7-11); Guilford Water Authority – n/a (well); Franklin County Conservation District – 'adequate' (2-2-11); Township Engineer comments were attached to *Checklist* – following review of plan he would recommend approval; plan reviewed by Township Planning Commission at their meeting held 2-14-11 and following review recommended approval; transportation impact fee required - \$2,065 (1 new trip in TSA-1). The ZO stated he had spoken briefly to Vince Elbel, Township SEO, who stated he (SEO) would suggest some type of hydrant testing for this type of system in view the system has not been used for quite some time. The Board discussed their concerns regarding the testing. The Chairman asked when the plan was submitted and the ZO stated January 31, 2011; expiration date would be May 1 and any action by the Supervisors would be at the last meeting in April. Mr. Glenn Watson, engineer for the developer, addressed the Board noting the last paragraph in Mr. Elbel's correspondence (a copy attached to the *Checklist*) did not necessarily require testing prior to approval. The Chairman voiced great concern of not knowing what is underground and stated he would like to see the hydrant testing or proceed with other alternative. Supervisor Burns stated he also would like to see testing done prior noting the alternative whether the testing is positive or

negative. Mr. Lambert stated other aspects of the project are all in order; no water impact on site. The Chairman asked how long it takes for the hydrant testing and the ZO stated he had spoken to Mr. Elbel who stated he does not perform such a test and that a septic hauler would perform the test and should be relatively brief. The SEO also stated a repair permit would not be needed for a hydrant test but for an actual repair a permit would be required. The SEO further stated that after the test has been performed, he (SEO) would review the test results; the hauler performs the test and handles the necessary paperwork. Following discussion and review of this request, on a motion by Todd E. Burns, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the Air Methods 1-lot Final Land Development Plan be tabled until such time the hydrant testing is performed on the septic system and once that is determined, the plan may go forward for consideration.

On a motion by Todd E. Burns, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted to authorize the payment of invoices as follows: Check Numbers 16321 through 16359, inclusive, to be paid from the General Fund; Check Number 1438 to be paid from the Electric Light Fund; and, Check Numbers 1917 through 1919, to be paid from the Liquid Fuels Fund.

There being no further business before the Board, the Chairman adjourned the Meeting at approximately 7:42 P.M..

Respectfully submitted,

Secretary