

April 14, 2015
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, April 14, 2015, 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 Regular Meeting to order at approximately 7:00 P. M. and reminded those in attendance of Agenda copies available and the 'sign-in' sheet for a record of attendance. He also noted the presence of a video screen but not in service at this time due to needing replacement part(s) but hopefully will be in operation by the next meeting.

The Minutes of the Regular Meeting held March 24, 2015 shall stand approved as presented and become part of the official record.

There were no comments offered by those in attendance at this Meeting.

The Chairman recognized the number of students in attendance at this Meeting; welcomed them, asked they introduce themselves, state the reason (class) why attending, and if they had any questions during the Meeting, to feel free to ask or they could ask after the Meeting if they preferred.

The Chairman stated the Township had received a request from the Borough of Chambersburg to provide a support letter with regards to grant funding of the Nicholson Square Park proposal. He stated the area is located across from CAMS North in the Borough but right adjacent to the Township. The Borough is applying for grant funding to PA DCNR (Department of Conservation and Natural Resources). The proposed park would serve both Borough residents and Township residents in the vicinity. The Borough is not requesting any funding from the Township; only letter of support; grant application is due by April 16. The proposed park would be located on a 4.6 acre tract impacting both Borough and Township residents and provide the following: walking trails, tot lots, proposed multi-purpose field, and other outside recreation fields. The Solicitor noted this area was what was designated as the developer's "green space". Supervisor Brookens inquired if the area was just green space at this time, the Solicitor stated he did not know, the Chairman stated that it was just green space at this time. Supervisor Brookens asked if this was the first phase they are asking or the entire development and if it was identified. The Chairman stated the Borough was only asking for a letter of support from the Township to assist in the implementation of the Nicholson Square Park. Supervisor Brookens stated he had no problem with a support letter and with the knowledge the Township is not contributing any funding. The Chairman asked if there were any further question or comments from either the Board or those in attendance; there were

none offered. Supervisor Corwell stated he would agree as well relative to the support letter but not contributing financially. Following review, discussion, and consideration of the request, 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 to provide a support letter to the Borough of Chambersburg for the Borough to pursue grant funding for the proposed Nicholson Square Park through the PA DCNR (Department of Conservation and Natural Resources).

The Chairman asked Supervisor Corwell to present the next item on this Agenda; namely, a request from Franklin County Emergency Services Alliance for letter of support. Supervisor Corwell stated the Alliance consists of fire and EMS departments throughout the County with most being volunteer and volunteer personnel (numbers) have dropped considerably. The Alliance desires to seek a qualified consultant to conduct a study to determine why the decline, how best to utilize what is existing, and how to increase volunteer enrollment. The Alliance is asking the various municipalities to forward a letter of support in favor of seeking a consultant. Supervisor Corwell stated he had reviewed the agreement, was in favor of most, namely the support letter, however, he was not in favor of the Township contributing any financial aid “carte blanche” before knowing the total costs involved; stated in the agreement, last paragraph, last page. He stated the cost is estimated at \$15,000 to \$20,000 so before the Township would commit to any type of financial aid towards the study, they would want to see if the Alliance first is able to obtain the funding. The Solicitor suggested the Board make it very clear the Alliance would obtain the funding but specifically not authorizing or committing to any funding without further action by the Board. The Chairman noted he had no problem with obtaining the funding and thought it a very good idea but also not in favor of any commitment towards any financial aid at this time. Supervisor Corwell stated a very similar study was done in Adams County in 2010 and that was the cost of the study then (\$15,000-\$20,000) and there hasn’t even been a RFP (Request for Proposal) sent out yet. Supervisor Corwell commented it is a good thing to be pursuing. Supervisor Brookens stated he also was in agreement with a support letter but not committing to any financial aid. He further noted it is difficult to be asked for a commitment of financial aid but do not have any idea how it will be broken down (i.e. based on population; how many municipalities contributing, etc) and that would certainly need to be answered before the Township would consider any funding. He stated he had no problem with providing a letter of endorsement. The Chairman inquired if all municipalities in Franklin County were part of the Alliance noting that not all (municipalities) are in the (County) COG; some discussion ensued regarding this matter. Supervisor Corwell then noted the municipalities not in the COG are not in the Alliance. The Solicitor added there are some municipalities that do not have a fire company located within their municipality; i.e. Hamilton Township. There were no further questions or comments offered. Following review 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 provide a letter of endorsement to the Franklin County Emergency Services Alliance to help them seek funding for the study of the EMS and fire services for Franklin County and the letter shall be clear the Township is not in favor of providing any financial aid or monetary contribution until further information is obtained.

Supervisor Corwell presented quotes regarding the purchase of One (1) New 750 Dump Truck with snowplow noting the specifications were begun approximately four to five months ago; available at CoStars pricing; description stated 2015 but by the time it would be ordered, it would have a 2016 chassis; body is bid through U. S. Municipal Supply with the chassis bid through J & J Body Works; total CoStars price is \$136,656.95; \$16,227 was shaved from U.S. Municipal quote. Supervisor Corwell stated he had met with J & J Body regarding some items listed and through discussion the price was reduced. He stated the 750 (vehicle) is compared between a one-ton and single axle; does not require CDL driver to operate; good for areas where smaller (narrower) roads are located. He further noted the new vehicle would most likely replace either current Unit #1 (1979) or Unit #6 (1988) because both vehicles' maintenance costs have risen over the years and they are the two oldest (vehicles) in the Township fleet. Supervisor Brookens inquired if the price included the plow and spreader and Supervisor Corwell confirmed that it did include both. Supervisor Brookens continued by noting the vehicle basically comes ready for use. Supervisor Corwell stated delivery probably will not occur until December or January. He further noted several changes were made which helped reduce the total cost but still able to include more safety features. Supervisor Brookens commented that a vehicle such as this gives the Township more flexibility to use not only full-time but also part-time employees and office staff when necessary or in case of an emergency due to not needing a CDL to operate the vehicle. Chairman Burns agreed with Supervisor Brookens' comments. Following review and discussion, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to authorize the purchase of one (1) new Ford F750 Dump Truck with snowplow and spreader off CoStars (Purchasing Program) for a total price of \$136,656.95.

Supervisor Corwell presented box alarm changes for certain areas in the Township noting the goal is trying to have the closest units respond and the volunteers arrive faster. The first company presented was Fayetteville Volunteer Fire Department, identified as Company 7. Supervisor Corwell stated there was very little change noting certain box alarms had local paid companies added to the listing (i.e. Company 1-Borough of Chambersburg and Company 13-Letterkenny Army Depot); they were added to the following areas: Scotland, Black Gap Road, Route 30. He further explained that EMS Medical 84 is no longer in service and that 84 was replaced by Shippensburg 73 which is a closer department and hopefully with paid staff to respond more quickly. Supervisor Corwell stated he had some communication with the 9-1-1 Center regarding the deadline (end of March) that the Township Meeting to consider the box alarm changes would be held after that deadline and had sent a formal letter to the 9-1-1 Center asking if they would extend the deadline but had not heard back so he was going to submit the box alarm changes and see what happens. There were no further questions or comments offered regarding this item. 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 box alarm changes for Fayetteville Volunteer Fire Department as submitted.

Supervisor Corwell presented box alarm changes for West End Fire and Rescue noting the only proposed changes were to add Company 13 and EMS 73, however, because they are very busy, Pleasant Hall Volunteer Fire Department (Company 11) was considered and given

one box as first due. Supervisor Corwell stated he had met with Company 11 Chief who agreed with the change and would recommend approval of the change as well. There were no further questions or comments offered regarding this item. 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 box alarm changes for West End Fire and Rescue as submitted.

The Chairman presented information regarding the proposed purchase of one (1) portable screen plant machine, actual name being EZ Screen. He explained this machine will be used for sifting compost, top soil, anti-skid, aggregate and is similar to the large trommel screen currently owned by the Township. The current machine needs a new pump which is quite costly; looking to get pump rebuilt. The new machine is towable behind a 250 (vehicle), is much smaller but can still be used for multiple uses, one of which will be to screen anti-skid used by the Township and then that material can be re-used. The machine itself is \$10,900 which includes two screens (different sizes), plus cost of two additional screens (different sizes), plus freight charges, for a total purchase price of \$13,879.00. It was noted that depending on the job to be performed, different screens are needed for aggregate, soil, etc. This machine would be bought directly from the manufacturer, Argus Industrial Company of Pontiac, Michigan; not available on contract. Several other vendors were contacted regarding other various models with responses as follows: one stated they would not recommend their model because their size was much larger and more costly; another, a large ag company that does work in this type of field, stated they do not carry; and, another company contacted stated they do not have access to one since this newer machine is small and a newer concept. Supervisor Corwell inquired if ordered soon, how long before delivery. The Chairman stated the company has two machines in stock and could ship as early as two days once picked up by the trucking company; machine to be shipped from Michigan. Supervisor Corwell noted that because of the yards being repaired after winter plowing, he likes that the machine is portable compared to the current trommel screen which is so large. Supervisor Corwell also inquired if there is a warranty and the Chairman stated there is but not sure exactly of details. The Chairman spoke to someone who had bought the same machine in 1996 and was told maintenance/repair costs have been very minimal. Supervisor Brookens stated the Township had originally been looking to reuse anti-skid for cost savings and this machine makes that concept one more likeable quality for purchasing this type of equipment. 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 purchase one (1) portable screen plant machine from Argus Industrial Company for a total price of \$13,879.00.

The Zoning Officer presented a request from the Sewage Enforcement Officer (SEO), Vince Elbel, regarding public sewer extension to wooded parcel adjacent to Orchard Estates Development; subdividing into three (3) small lots; wooded tract approximately 13.5 acres in size; three (3) edu's total; access to subdivision will be from Crethaven Drive; plan is currently in Township process; SEO will forward the module to PA DEP for their approval. 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 No. 12-2015**, as requested by Vince Elbel, Sewage Enforcement Officer, for public sewer extension to wooded parcel adjacent to Orchard Estates Development.

The Chairman noted the Township currently has contract with CCIS (Commonwealth Code Inspection Service, Inc.) (located in Chambersburg) for inspections and Building Permits for the Township. CCIS has recently gone through some changes and some other code enforcement offices have opened and available now within the County; one of them being the PA Municipal Code Alliance. The Zoning Officer noted there are more than a few agencies who offer this service. The Chairman continued by stating that Clem Malot is no longer with CCIS and has joined the PA Municipal Code Alliance. He stated the question becomes a matter of whether to continue the contract with CCIS or join another agency. In order for the Township to break the contract, the Agreement states the Township must provide a 90-day notice to CCIS. At the end of the 90 days, the Township would either continue with CCIS or finally terminate the Agreement. The Solicitor suggested to the Board that if they thought they may wish to terminate the Agreement, the Township may want to start the 90-day time period; that way if the Board decided not to terminate, they would not have lost the 90-day time period. The Chairman stated that if CCIS were put on 90-days' notice, they (CCIS) would continue to process plans already in their office and any new ones during that time. The Solicitor noted that CCIS most likely would get some new ones during that time but CCIS would still be required to finish any they have started so there will be some overlap if the Township would decide to terminate. He further noted it would also give the Township an idea how well CCIS operates without Mr. Malot and staff who have left (CCIS). The Zoning Officer stated he had personally contacted CCIS recently and found them not to be nearly accessible and had to wait a day and a half for a return call. The Solicitor informed the Board there is nothing in the Agreement that says they (CCIS) are exclusive, CCIS only needs to receive the required 90-day notice, and the Board could decide later whether to terminate or not. He stated that CCIS receives a fee and would need to see a project through to completion and if the Township would start asking for refunds from CCIS, the fees may have already been used and would be difficult trying to determine what, if anything, could be refunded to the Township. He further noted that most of Greene Township's permit process at this particular time is relatively simple with residential. Supervisor Brookens stated that most has been residential but that could change in the future. Following a lengthy review and discussion on this matter, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to provide a letter to CCIS on behalf of Greene Township placing them on notice of termination of the current contract for 90 days per the Agreement dated February 28, 2006.

The Board reviewed the Fayetteville Volunteer Fire Department Fire Police Monthly Report for March noting there were a total of 14 calls responded to by the Fire Police. The Report will become part of the official record.

The Township Engineer presented a request for refund of remaining plan review escrow for Yates/Shervanick 2-lot Final Subdivision/Lot Addition Plan, Project #14-014, in the amount of \$587.50. An original escrow of \$1,500 was submitted; \$912.50 was expended in fees; letter of request was received for remaining \$587.50; no amount was to be retained; Township Engineer recommended the remaining amount be refunded; check to be made payable to Garner R. & Fay L. Yates who had submitted the original escrow amount. 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 refund the remaining plan review escrow of \$587.50 for the Yates/Shervanick 2-lot Final Subdivision/Lot Addition Plan, Project #14-014, and the check made payable to Garner R. & Fay L. Yates.

The Township Engineer stated the residential area in Camelot Meadows was overlooked at the time of approval for the posting of 25 mph speed limit with Township resolution. The development is located between New Lane and Route 30 and are as follows: Camelot Drive, Durham Drive, Sandhurst Drive, and Hampton Drive. The Engineer stated that all streets meet the criteria of the State Vehicle Code for 25 mph and the resolution being presented at this Meeting is for those streets and he would recommend approval of the resolution. Supervisor Burns stated the speed limit signs are definitely needed since it was missed in the past. The Engineer stated there were some long areas where a motorist could speed and if there is no posting of speed limit, it is automatically 55 mph under the State Vehicle Code. 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. 13-2015** establishing 25 mph speed limit on the following streets located in Camelot Meadows Development: Camelot Drive, Durham Drive, Sandhurst Drive, and Hampton Drive.

The Chairman noted there are Stop signs posted throughout the Camelot Meadows Development but was discovered there was never an ordinance adopted to establish those signs. Before an ordinance could be considered for establishing those Stop signs, a public hearing must be held. The Township Engineer stated that if the Township does not ordain the sign, there are no means to enforce them. The Solicitor stated there would be time to place the legal notice and hold the public hearing prior to the next regularly scheduled meeting to be held April 28. 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 consider an ordinance to enforce Stop signs in the Camelot Meadows Development as follows: Camelot Drive at intersection with New Lane; Sandhurst Drive at intersection with Camelot Drive; Sandhurst Drive at intersection with Durham Drive; Durham Drive at intersection with Hampton Drive; Durham Drive at intersection with New Lane; Hampton Drive at intersection with Camelot Drive; Hampton Drive at intersection with Durham Drive; said public hearing to be held Tuesday, April 28, 2015, at 7:00 P.M., prevailing time, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA.

The Zoning Officer presented a request for refund of fee in the amount of \$24.00 for an *Application for Land Use Permit* that was received on March 30. The property, located on West Main Street, Fayetteville, was later discovered it was not located in Greene Township but on the portion located in Guilford Township. The refund is to be returned to the original payee and property owner, Mr. David Larson. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to refund the *Application for Land Use Permit* fee in the amount of \$24.00 to Mr. David Larson.

The Zoning Officer presented a request for a review time extension of ninety (90) days submitted by All Land Surveying, LLC on behalf of their client, Ralph Tolbert Subdivision, Lots 1 and 2; second request for extension; planning module was completed by SEO on

March 17 and forwarded to PA DEP; current expiration is April 25, 2015. The ZO stated he anticipated approval of the module and hopefully the plan will be available to the Board shortly thereafter. 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 review time extension for the Ralph Tolbert Final Subdivision Plan, Lots 1 and 2 for ninety (90) days, commencing April 25, 2015.

The Zoning Officer presented a request for a review time extension of ninety (90) days submitted by Glenn Watson of Dennis E. Black Engineering on behalf of client, Chambersburg First Church of God; first extension request; plan was presented to Planning Commission on April 13 (2015) and they recommended approval; waiting for PA DEP and Greene Township Municipal Authority approvals; current expiration is April 26, 2015. Supervisor Brookens inquired if there was an issue with the sewer and the ZO stated 'no'. There were no further comments offered from Glenn Watson who was present at this Meeting. 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 review time extension for Chambersburg First Church of God for ninety (90) days commencing April 26, 2015.

The Zoning Officer presented a request for a review time extension of ninety (90) days submitted by Glenn Watson of Dennis E. Black Engineer on behalf of client, Thomasville Properties, Inc.; first extension request; developer's engineer and applicant are working with adjacent property owner regarding previous comments; current expiration is April 26, 2015. Mr. Watson informed the Board the adjacent property owner has been contacted twice and has not responded, negative or positive. Supervisor Brookens asked Mr. Watson if he thought it worthwhile for the Township to reach out and Mr. Watson stated at some point it may be worthwhile but not at the moment. Supervisor Brookens informed Mr. Watson that when the time came, he should notify the Township. 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 review extension for Thomasville Properties, Inc. for ninety (90) days commencing April 26, 2015.

The Zoning Officer presented and reviewed the Monthly Zoning Office Report stating the property noted on the only Zoning Hearing Board application received is immediately adjacent to Wadel Alley. He further noted the proposed demolition and construction of replacement garage is very close to the right-of-way of Wadel Alley and proposes to set the new structure further into the property but will still have one foot from the side property line; definite improvement on the existing situation. Following review the Monthly Zoning Office Report was accepted as presented and shall become part of the official record.

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

The Township Solicitor had no further comments to offer.

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 22696 through 22743 and one on-line pay, inclusive, to be paid from the General Fund; Check Numbers 3173 and 3174 and one on-line pay, inclusive, to be paid from the Liquid Fuels Fund; and, Check Numbers 2052 and 2053 and one on-line pay, inclusive, to be paid from the Electric Light Fund.

There being no further business before the Board, the Chairman adjourned the Meeting at approximately 8:10 P.M..

Respectfully submitted,

Secretary