

May 10, 2011
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, May 10, 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 Chairman noted the presence of one (1) school student in attendance at this Meeting and welcomed the student.

The Minutes of the April 26, 2011 Regular Meeting stand approved as presented.

Sealed Bids received for *2011 Road Striping & Marking*, were opened, and read aloud as follows:

<u>Bidder's Name</u>	<u>Total Bid</u> (Approx. 1,071,010 feet)
Alpha Space Control Co., Inc.	\$0.46 / ft (Total Bid) \$49,266.46
Interstate Road Mgt. Corp.	\$0.44 / ft (Total Bid) \$47,124.44
Midlantic Marking, Inc.	\$0.66 / ft (Total Bid) \$70,686.66

Following review and discussion of all bids submitted, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the *2011 Road Striping & Marking* be awarded to Interstate Road Management Corp., Hazleton, PA, at their bid price of \$0.44 per foot for a total contract bid price of \$47,124.44.

The Chairman noted that when municipalities from the southern portion of the County were added to the FCAWTB (Fr. Co. Area Wage Tax Bd.), the initial amended agreement had been returned and now the revised "Fifth Supplemental Agreement" for the Board is ready and needs all jurisdictions to sign. 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 Chairman to sign the "Fifth Supplemental Agreement" for the Franklin County Area Wage Tax Board on behalf of Greene Township.

The Chairman noted that when the street light tax invoices were distributed, it was discovered by a phone call that one residence is located in an area of Cumberland Highway that does not have streets lights and the 250' rule does not apply. This one in particular was paid through a mortgage company. The Chairman also noted there are two (2) other properties to be reimbursed and the Tax Collector will submit those names to the Township as well. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the street light tax paid by David & Melissa Sollenberger be reimbursed to them in the amount of \$49.00.

The Board received and reviewed a copy of the Fayetteville Volunteer Fire Department Fire Police Monthly and Year-to-Date Reports for the month of April 2011. It was consensus of the Board the Reports shall stand approved as presented and become part of the official record.

The Township Solicitor noted that amendments to revise the fire insurance escrow ordinance and others to "clean up"; to name a few, changes some penalties under sewage from civil to criminal; solar power energy systems both individual for homes and also systems for commercial operation (At present, the Township has no language to set criteria for this type of issue.). Therefore, he stated it was necessary to establish a hearing date to review and gain public input regarding these proposed amendments. He further stated that forty-five (45) days are needed because it needs to be sent to County for their review. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted a public hearing date be set for the proposed amendments to the Greene Township Code to be held July 12, 2011, at 1145 Garver Lane, at 7:00 P.M., in the Greene Township Municipal Building.

The Zoning Officer presented and read correspondence from Terry Graham, Child Care Connection, Inc., requesting an interim occupancy permit for property located at 2312 Scotland Road. In the correspondence, Ms. Graham outlined the reasons for requesting the interim permit due to time constraints involved in her notice to former landlord, submittal of Parking and Circulation Plan after the deadline for Township Meetings, and expected occupancy of new location. The ZO stated a Parking and Circulation Plan was received by the Township on April 29 from Mr. Michael Binder, owner of the property, and distributed for review; no response from Planner for Township reviews to date. The ZO noted it is a quite a simple undertaking, noting the previous use of property, and there are ample parking spaces available currently. The Chairman noted the Highway Occupancy Permit (HOP) (Scotland Road being a State route) is existing. Supervisor Brookens inquired as to how much time would be needed if this request was granted. The Board discussed the amount of time to allow for the interim permit. Following discussion, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Child Care Connection request for interim occupancy permit be granted and they will have an additional sixty (60) days from this date to obtain an occupancy permit to comply.

The Board reviewed a request for bond reduction for Carannante Townhomes as submitted by Dennis E. Black Engineering, Inc., on behalf of Pat and Carla Carannante. The Township Engineer, Greg Lambert, noted he had been requested by the developer of Carannante Townhomes to review and reduce the bond for said development; the Final Plan was approved in July 2010 but has not been recorded to date. Mr. Lambert stated the original bond amount was \$318,900 which may have included work that may not be needed. He visited the site and

reviewed his comments (a copy being submitted to the Board for their review) which included four (4) additional items that would need to be included in the requested new bond. Those items were as follows: 1. channel along south side of property requires re-grading (\$5,000); 2. completion of rain gardens 1 and 2 with modified soil and plantings (\$20,000); 3. monolithic curb and side walk (\$14,000); and, 4. final seeding on disturbed surfaces (\$5,000). He stated that following his site inspection and of work completed to date, he determined the value of the remaining work totaled \$44,000 and applying a 10% contingency of \$4,400, he would recommend establishing a bond in the amount of \$48,400. The Chairman noted one visit regarding grading that he and Mr. Lambert had done and Mr. Lambert stated that a portion was graded and into a grassy area and it appeared to him that what was on the plan was in the field. He further stated he received no complaints from anyone in the area especially during heavy rainfall in April. The Chairman asked Mr. Lambert if he had spoken to the homeowners association and he stated he had not but would speak with an individual. The Chairman noted his concern with the previous stormwater drainage problem and Mr. Lambert stated the Board should establish some type of bond amount. Following review and discussion, 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 bond reduction for Carannante Townhomes from \$318,900 to the newly established bond figure of \$48,400 be granted.

The Zoning Officer presented and read correspondence from Gresham Smith and Partners on behalf of Dollar General Store requesting a review time extension of ninety (90) days for property located along Lincoln Way East, Fayetteville (site of former Rite Aid next to Post Office). The correspondence stated the reason for the request is that because no sewer service connection is available at the time they would desire continue working towards Township approval so that a Land Use Permit would be issued. The ZO stated he had spoken with the (project) engineer and informed him the (sewer) tap-on allocation for that area is exhausted and also notified him in writing. He further stated the Township has a few comments, Franklin County Conservation District has extensive comments, and PennDOT. Supervisor Brookens inquired as to the deadline (date) for this plan (submittal) but the ZO did not have that information right at hand. Following review and discussion regarding this request, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Dollar General Store request for ninety-day time extension will be granted to commence on the date of plan's current deadline date.

The Zoning Officer presented and reviewed the Monthly Zoning Office Report (April 2011) noting the Township is currently forty (40) permits behind 2010's count for the same time period. Following review, it was consensus of the Board the Monthly Zoning Office Report be approved as presented and become part of the official record.

The Zoning Officer presented a Grading and Stormwater Management Plan for Second State Enterprises for property located at the intersection of Doron Drive and S.R. 0997 (Black Gap Road); a land development plan had been previously presented; propose to elevate site above the floodplain. The Plan has been submitted to Franklin County Conservation District (FCCD) and Township Engineer for review; FCCD reviewed and stated it was 'adequate'. Mr. Lambert reviewed his lengthy comments regarding this project which included, but not limited to, a portion of the (Township) Stormwater Management Ordinance for this type of work which

requires that a stormwater management plan must be submitted because of floodplain concerns. The initial submission for proposed garden apartments was received by the Township and when it was discovered the area encompassed a floodplain area, the developer elected to withdraw that plan and the developer now proposes to raise the elevation of the lot in order to be above the calculated floodplain. The fill limit is being maintained to 50 feet from the top of the bank of Phillaman Run so the floodway of the creek is not impeded and to comply with PA DEP regulations. Once completed the developer will then be able to resubmit a land development plan. Mr. Lambert stated he had reviewed the proposal which included an analysis of the hydrologic flows of the stream as required by Township ordinance. The analysis indicates the fill along the stream will not have an effect on flood elevations as the proposed fill does not impede the floodway or portion of the stream that carries the flow of the waters. Therefore, he stated as the proposal has demonstrated the stream flood flow elevation is not impacted, he would recommend approval of the request. Supervisor Burns inquired as to a basin located under (Rt.) 997 and also PennDOT's HOP and inquired if PennDOT would need to look at this study as well and Mr. Lambert stated that would be acceptable if the Board desired it. Mr. Lambert further stated the developer must maintain the existing discharging, pre and post development. The Chairman noted he felt the proposed improvement should assist any flooding in the area. Following review and discussion regarding this Plan submittal, 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 the Second State Enterprises Grading and Stormwater Management Plan as presented.

The Township Solicitor informed the Board he has an agreement that was prepared regarding payment in lieu of taxes from Lutheran Social Services involving Chambersburg Area School District (CASD). He stated it's been actually two (2) years in process and the original agreement periodically needs extended. He noted further this agreement has actually become the 'backbone' for other nursing homes regarding tax assessment. The Solicitor requested permission from the Board to sign said agreement on behalf of Greene Township. 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 Solicitor to sign the agreement with Lutheran Social Services on behalf of Greene Township.

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 payment of the following invoices: Check Numbers 16558 through 16575, inclusive, to be paid from the General Fund; Check Number 1443 to be paid from the Electric Light Fund; and, Check Numbers 1936 through 1938, inclusive, to be paid from the Liquid Fuels Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:45 P.M..

Respectfully submitted,

Secretary