

June 23, 2009
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, June 23, 2009, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Charles D. Jamison, Jr.
Todd E. Burns
Glenn O. Shetter
Welton Fischer

Travis Brookens
Diann Weller
Gregory Lambert

Visitors: See list

The Chairman called the Regular Meeting to order at 7:00 P. M..

The Chairman noted this was the date, time and place to open and consider Sealed Bids received for **2009 Road Paving**. The Bids were opened and read as follows:

<u>Bidder's Name</u>	<u>Total Bid</u> (3,559 Ton - 9.5 MM Superpave 2" Depth - ESAL 0 to .3)
Brake, Chas. E. Co., Inc.	NO BID
Capital Area Paving	NO BID
Fayetteville Contractors, Inc.	\$65.99 Unit Price Total: \$234,858.41
P & W Excavating	\$70.45 Unit Price Total: \$250,731.55
Pennsy Supply	\$65.61 Unit Price Total: \$233,505.99
St. Thomas Dev. Co.	\$78.25 Unit Price Total: \$278,491.75
Valley Quarries, Inc.	\$67.67 Unit Price Total: \$240,837.53
Wilson Paving	\$67.60 Unit Price Total: \$240,588.40
Womex, Inc.	NO BID

Following review of all Sealed Bids received, on a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted to award the **2009 Road Paving** Contract to Pennsy Supply at their low total bid price of \$233,505.99.

The Chairman noted this was the date, time and place to open and consider Sealed Bids received for **2009 Striping and Marking**. It was noted at this time that one (1) Sealed Bid was received by the Township with no return address or any indication as to which item(s) was/were being bid (i.e. Road Paving or Striping and Marking), therefore, the Chairman opened this Bid first so it would be known and when opened, it was for Striping and Marking. The Bids were opened and read as follows:

<u>Bidder's Name</u>	<u>Total Bid</u> (Approx. 1,143,914 feet)
Alpha Space Control Co., Inc.	\$.038 / ft. Total Bid: \$43,468.73
Midlantic Marking, Inc.	\$0.04 / ft. Total Bid: \$45,756.56
PSX Striping	\$0.625/ft – Double line \$0.033/ft – Single yellow line \$0.033/ft – Single white line Total Bid: \$47,759.53

Following review of all Sealed Bids received, on a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to award the **2009 Striping & Marking** Contract to Alpha Space Control Company, Inc. at their low bid of \$0.038 per foot with a total bid price of \$43,468.73.

The Minutes of the June 9, 2009 Regular Meeting stand approved as presented.

The Zoning Officer presented a request for review time extension of ninety (90) days from Dennis E. Black Engineering, Inc., on behalf of Salem Heights Preliminary Subdivision Plan; current time expires June 30, 2009. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the request for review time extension for Salem Heights Preliminary Subdivision Plan be approved for an additional ninety (90) days commencing June 30, 2009.

The Zoning Officer presented a request for review time extension of ninety (90) days from William A. Brindle Associates, Inc., on behalf of Chambersburg Baptist Church Land Development Plan; current time expires June 28, 2009. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the request for review time extension for Chambersburg Baptist Church Land Development Plan be approved an additional ninety (90) days commencing June 28, 2009.

The Zoning Officer presented a request for review time extension to expire September 22, 2009 from Hanover Land Services, Inc., on behalf of White Church Meadows Preliminary Subdivision Plan; current time expires June 25, 2009. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the request for review time extension for White Church Meadows Preliminary Subdivision Plan be granted an additional ninety (90) days commencing June 23, 2009.

The Zoning Officer presented a request for review time extension for ninety (90) days from Martin and Martin, Inc. on behalf of Capital Estates Phase I Land Development Plan; current time expires June 25, 2009. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the request for review time extension for Capital Estates Phase I Land Development Plan for additional ninety (90) days be granted commencing June 25, 2009.

The Zoning Officer presented a request for review time extension for ninety (90) days from LSC Design on behalf of Rutter's Farm Store Land Development Plan; current time expires June 28, 2009. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the request for review time extension for Rutter's Farm Store Land Development Plan for additional ninety (90) days be granted commencing June 28, 2009.

The Township Engineer noted the Township had received a letter requesting a letter of acknowledgement to PennDOT from the Township regarding a Highway Occupancy Permit for Poetry Estates Preliminary Subdivision Plan. However, the Engineer stated he would like to have added in the letter any comments especially for two (2) entrances. He stated the Plan had been granted "Conditional Use" and two (2) entrances are required, opposite each other, with cul-de-sacs and through street; enter onto State routes. Following review and discussion of the request, on a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to forward a letter of acknowledgement to PennDOT, have the Chairman sign same, and advise PennDOT that Greene Township is aware of the two (2) entrances and an Occupancy Permit is needed for access.

The Zoning Officer presented a 1-lot Final Revised Land Development Plan for David H. Martin Excavating, Inc.; property located along Cumberland Highway and located in R-1 (Low Density Residential) and R-2 (Medium Density Residential) zoning districts; approximately +/- 27 acres; previously approved Plan; re-phasing part of Land Development Plan; phasing was to allow some conditions having to do with Highway Occupancy Permit and further development of the property. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission had no comment for revision; Greene Township Municipal Authority – no sewer involved (4-14-09); Guilford Water Authority – no comment; Franklin County Conservation District – noted 'adequate' (4-3-08); PennDOT – HOP (Highway Occupancy Permit) Application withdrawn; Plan was staff reviewed by Zoning Department and recommended approval (6-19-09); transportation impact fee was previously determined. The Township Engineer stated that he and the Township Planner had a series of discussions with Martin Excavating regarding this Plan; it was determined whether the secondary access was required for this Plan; there is now a chart showing the number of employees for each building; in the first phase there is not a second access needed but will be needed in the second phase and would now recommend approval. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the David H. Martin Excavating, Inc. 1-lot Final Revised Land Development Plan be approved as presented.

The Zoning Officer presented a 1-lot Final Land Development Plan for New Life Worship Center; property located along Letterkenny Road near Shatzer Road with access onto Letterkenny Road; located in R-1 (Low Density Residential) zoning district; approximately 12.0 acres; propose construction of church and recreation center with parking spaces being provided above and beyond what is required. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission reviewed with no comment (12-31-08); Greene Township Municipal Authority – approved with sewer bond of \$60,500 (5-14-09); planning exemption granted by PA DEP (8-29-08); Guilford Water Authority – N/A, proposes private well; Franklin County Conservation District – noted ‘adequate’ (1-30-09); PennDOT – permit pending but only due to required bonding in place with Township; previous comment of Township Engineer regarding the size of the parking lot and interior landscaping has been addressed with the submission of new sheet 3 for the Plan; Township Engineer reviewed bond estimate and is in agreement with propose amount of \$102,763 which includes 10% contingency, therefore, would recommend approval of Plan; Township Planner’s comment stated new sheet 3 was reviewed and satisfies all Township requirements for parking lot and interior landscaping, therefore, recommended final approval of the Plan; Plan was reviewed by Township Planning Commission at their June 8, 2009 meeting and recommended approval subject to bond, engineer’s comments, and issuance of HOP (Highway Occupancy Permit); transportation impact fee (TSA-1) would be 22 new trips @ \$2,065/trip for a total of \$45,430. A motion was presented by Glenn O. Shetter and seconded by Todd E. Burns recommending approval with two (2) conditions: the Plan not be released until the stormwater bond in the amount of \$102,763 is posted and the HOP is in hand by the applicant; and, the traffic impact fee of \$45,430 be paid upon application for the Land Use Permit; however, before the final vote was rendered, Mr. Lance Kegerreis (engineer for the developer) addressed the Board. Mr. Kegerreis stated the church has hired an independent individual to review the traffic impact fee but not prepared to submit the data at this time noting they felt the number of trips was far greater than their current location. Mr. Kegerreis stated he understands the impact fee is required and wanted to offer additional information to the Township and asked if the final determination of fee be independent of tonight’s motion. The Township Solicitor stated the law requires that a specific amount must be stated and informed the Board the Plan could be held until the next regular meeting. The Chairman asked Mr. Kegerreis what the purpose for the church’s study would be and Mr. Kegerreis stated he thought the ordinance has a provision for an independent study if desired by the applicant; the Township Engineer concurred with Mr. Kegerreis statement of provision being provided for a challenge to any variations. The Chairman noted the differences in the church’s current location in a different municipality and the proposed church’s new traffic pattern. Mr. Kegerreis stated the prime time would be from 3:30 to 6:00 (pm); Supervisor Shetter stated he had a problem that with the addition of a recreation hall, the number of vehicles being added. The Chairman asked Mr. Kegerreis when his client had received the impact fee from Trans Associates and Mr. Kegerreis stated it had been some time; the Board and Solicitor were curious why so much time had lapsed from the time the impact fee information was received and just now an independent review of the fee was being done. The Chairman asked the Zoning Officer and Township Engineer if any comments had been received and they stated ‘no’. Supervisor Shetter stated he was willing to pull the motion for everything at this time. Mr. Kegerreis asked if he could confer with his client and upon same, he stated they were willing to accept the motion as presented.

Therefore, on a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the New Life Worship Center 1-lot Final Land Development Plan be approved with conditions: (1) Plan not be released from the Township office until such time the stormwater bond in the amount of \$102,763 is posted; (2) the Township receives a copy of the issued HOP (Highway Occupancy Permit) from PennDOT; and, (3) at the time the Land Use Permit Application is submitted the traffic impact fee of \$45,430 is posted.

On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: Check Numbers 14311 through 14335, inclusive, to be paid from the General Fund; Check Number 1401 to be paid from the Electric Light Fund; Check Numbers 1675 through 1678, inclusive, to be paid from the Liquid Fuels Fund; and, invoices received from Fayetteville Contractors, Inc. and Herr Signal & Lighting for the installation of the traffic signal at the intersection of Routes 11 and 433 to be reimbursed from State Grant funding.

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

Respectfully submitted,

Secretary