

June 28, 2011  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, June 28, 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 approximately 7:00 P. M..

The Minutes of June 14, 2011 Public Hearing regarding request for zoning map amendment submitted by James Nicklas for Sunset Metal Works for properties identified as Lot 4 and Lot 5A and located on Sunset Boulevard West shall stand approved as presented.

The Minutes of June 14, 2011 Regular Meeting shall stand approved as presented.

It was announced that only one (1) Sealed Bid was received for *Seal Coating et 2011*; that being Hammaker East, LTD which was opened and read by the Chairman as follows:

BIDDER'S NAME	Item #1 220,355 Sq Yds		Item #2 2,414 Sq Yds		TOTAL AMOUNT OF BID
	Unit Price	TOTAL	Unit Price	TOTAL	
Hammaker East Ltd.	1.41	310,710.55	2.65	6,397.10	<b>317,097.65</b>

Following receipt and review of the one (1) sole sealed bid as received from Hammaker East, LTD, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that Hammaker East, LTD be awarded the "Seal Coat" bid for 2011 for a total price of \$317,097.65.

Township resident Tom Martin stated he wanted to thank the Township Engineer, Gregory Lambert, for all the help given for problems/concerns in his development. He also offered accolades for the landscaping company's work performed and added the neighbors are very grateful as well. Mr. Martin also thanked Mr. Lambert for "putting up with him and others" regarding these matters and Mr. Lambert acknowledged Mr. Martin's thanks and comments and noted it is his job and willing to help where needed.

Township resident Don Farner addressed the Board stating he had several concerns he wished to discuss with them. One involves the road between him and the Bikle's and asked if there was any more perking being done 'back there' (apparently meaning behind his existing property). The Zoning Officer stated that a sewage permit is handled through Vince Elbel, Sewage Enforcement Officer. Mr. Farner stated he was concerned about the land and more traffic on that road stating the roadway is half on his property and the other half is on the Bikle's (they share the roadway); he stated there are already several houses back there. Mr. Farner asked if the Township had a map of mountain roads and the Township Solicitor stated the Township has a map of dedicated roads and if not dedicated then the Township has no say (in the matter). Mr. Farner then asked where he could find a map and the Solicitor stated the 'Court House'. The Chairman and Solicitor informed Mr. Farner that any subdivision of land would have to go through the Township as well as the Board at which time they would know of any plans to build and that *both* Bikle & Farner would have to sign off for (road) right-of-way. Again, the Chairman reminded Mr. Farner that Vince Elbel handles sewage permits. The Board and the Solicitor both explained to Mr. Farner the Sewage Enforcement Officer does not handle right-of-ways as well as the process for perk testing, building permits, etc and that a person would have to prove the size and existence of a right-of-way before a subdivision and/or any type of permit would be issued.

The Chairman stated the time has expired for the ambulance agreement with the Borough of Chambersburg and that it needs to be approved and the Board authorize the Chairman to sign on behalf of the Township. Supervisor Burns inquired if any terms had changed and the Chairman stated 'no'. The Chairman went on to briefly explain the process and procedures taken if any entity 'scratches' for ambulance service who would be the next to respond. He also noted the charge to a municipality if one unit is 'scratched' and another unit must respond for the individual (resident) transported. Resident Glenn Shetter (in attendance at this Meeting) noted to the Board of a recent (newspaper) article regarding workman's comp that Hamilton Township is receiving a large bill (invoice) and if this was related in any way the Board should be aware and it was noted that situation involved workman's comp and is not related to this situation. Resident Shawn Corwell (also in attendance at this Meeting) asked for clarification that if the Borough (ambulance) 'scratches' then who would be next due and the Chairman noted the order of response. Resident Nancy Little (also in attendance at this Meeting) inquired as to how many paid firefighters and ambulance personnel there were at Fayetteville Volunteer Fire Department and the Board stated there are no paid firefighters but have some paid ambulance personnel. The Chairman noted the problem with getting volunteers, etc. Following discussion and review, 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 Emergency Services Agreement for ambulance with the Borough of Chambersburg.

The Zoning Officer presented and read correspondence from LSC Design requesting bond release on behalf of Rutter's Farm Store #5 (and CHR Corp.) for the full amount of \$332,532.20. The Township Engineer then reviewed his comments (a copy attached with LSC correspondence which was distributed to each Board Member) noting he had visited the site and construction is all but complete but did find one item lacking which is the temporary sediment basin being made permanent and the special plantings that go into that basin to

become a detention basin. The Engineer stated he also had the (traffic) signal 'expert' to inspect and all punch list items have been completed. Therefore, he would recommend \$5,000 bond be retained plus 10% contingency of \$500 for a total of \$5,500 bond be established to complete the remaining work. The Chairman asked how the pole issue (scratches) were addressed and the Engineer stated they (scratches) were painted. The Chairman asked if PennDOT had accepted yet and the Engineer stated one person stated they would accept when the Township accepts. The Chairman was concerned as to the manner in which the pole scratches were handled and stated he would speak with the pole inspector representative. Supervisor Brookens asked the Engineer if his recommend bond amount of \$5,500 would cover any subsequent work and the Engineer stated 'yes'. Following review and discussion of 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 that Rutter's Farm Store #5 request for bond releases be granted and that \$5,500 will be retained out of \$332,532.20 by the Township.

The Zoning Officer presented and read correspondence from Scot-Greene, Inc. requesting bond release for Scot-Greene Estates, Phase IV, Section 6; they also request the new section of St. Andrews Drive known as Phase IV, Section 6, be dedicated to the Township. The ZO stated the Township currently holds a bond in the amount of \$84,425. The Township Engineer reviewed his comments (copies of both the request letter and Engineer's comments provided to Board Members) stating he had inspected the site and found the road is complete and curbing and all sidewalk controls required for this portion of St. Andrews Drive. He stated the only items not complete are stop signs and that 3-way stop signs need to be replaced with 4-way stop signs as well as the existing street name sign needs to be replaced. The Chairman inquired as to when the plan was approved and was informed January 2011. It was further noted that a deed of dedication plan has been submitted but no ordinance prepared for the dedication as well as for the stop signs. It was then noted that a resolution would be required and need prepared for the street dedication and speed limit signs; stop signs require an ordinance prepared. Following review and discussion of this request, 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 release of Scot-Greene Estates, Phase IV, Section 6, be granted conditionally that stop sign(s) ordinance must be prepared and submitted and resolution prepared for speed limit sign(s).

The Township Engineer presented and read correspondence from Dennis E. Black Engineering, Inc. requesting bond reduction on behalf of Carannante Townhomes. The Engineer stated this was a second request for bond reduction with the first being reduced to \$48,400 as approved by the Board in April 2011. The Engineer stated he had visited and inspected the site and found that all work had been completed except stabilization of basins which had not been completed due to weather conditions. Therefore, the Engineer stated he would recommend establishing a bond in the amount of \$3,000 plus 10% contingency for a total of \$3,300 (bond). The Chairman inquired if the inlets had been cleaned and the Engineer stated 'yes'. The Chairman noted that the work done to date looks to be very satisfactory. 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 the request for bond reduction for Carannante Townhomes be granted and the Township will retain \$3,300 for any outstanding work yet to be completed.

The Zoning Officer presented a Parking and Circulation Plan for Michael Binder/Childcare Connection; property located along Scotland Road, former business 'Wagon Wheel'; proposed change in use to daycare facility; plan depicted the location of daycare facility, parking area to be utilized by daycare for drop-off, employee parking, existing beauty salon, and counseling services. The ZO stated the plan was presented to the Township Planning Commission at their regular meeting held June 13, 2011 and was recommended for approval subject to review comments being addressed. Supervisor Burns inquired if the daycare facility was required to have any outside play area and the ZO stated there were no Township ordinance requirements. The ZO did state the daycare would need screening due to being located in a residential zoning district and any outside play area would need to be screened as well. The Board briefly discussed the play area and felt that even though the plan did not show a play area, in reality there most likely would be. The ZO noted that a temporary occupancy permit had been issued for the daycare to open June 1. He further noted that in conversations he had with the owner, it was eluded to some play areas in "courtyard area zone" as shown on the plan. The Chairman inquired as to when the plan was received and the ZO stated April 29 and the temporary occupancy permit was issued through July 10, 2011. The Chairman stated he would like clarification regarding the play area and the plan could be approved conditionally that if there is a play area then the appropriate screening is required. The Solicitor inquired if the parking would be affected by a play area and noted that since this is only a parking and circulation plan, no requirements can be made regarding screening but when a final occupancy inspection is made then screening would be addressed. Resident Tom Martin inquired if the drop-off area as indicated on the plan would be safe enough with other businesses located in the same area. Supervisor Burns stated the plan indicates there is designated parking for each business. The Chairman inquired if any signs are proposed to be installed designating the areas. The ZO noted there is green space around the building with no 'through-traffic'. The Chairman noted that it would be the responsibility of the business and property owner to enforce signs. 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 Michael Binder/Childcare Connection Parking and Circulation Plan be approved as presented.

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 payment of invoices as follows: Check Numbers 16680 through 16708, inclusive, to be paid from the General Fund; Check Number 1448 to be paid from the Liquid Fuels Fund; and, Check Numbers 1949 through 1952, 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 8:00 P.M..

Respectfully submitted,

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Secretary