

June 11, 2013
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, June 11, 2013, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, following a Public Hearing regarding a Conditional Use Permit request from Cellco Partnership/Verizon Wireless for proposed construction of cell tower on property of Ernest Rotz, 592 Pine Stump Road, Chambersburg, PA.

Present:

Charles D. Jamison, Jr.
Todd E. Burns
Travis L. Brookens

Gregory Lambert
Daniel Bachman
Diann Weller
Welton J. Fischer

Visitors: See list

The Chairman called the Regular Meeting to order at approximately 7:27 P. M..

The Minutes from the Public Hearing held May 28, 2013 regarding *Conditional Use Permit Request for Solar Energy Conversion System* for Christopher and Tracy White, 3632 Fox Hill Drive, Chambersburg, shall stand approved as presented.

The Minutes from the Regular Meeting held May 28, 2013 shall stand approved as presented.

The Chairman stated he had spoken to Mr. Schlusser of Schlusser's Paving regarding Item #5 on the *2013 Road Paving Equipment Pricing* as tabled from the May 28, 2013 Regular Meeting. There was some confusion as to stated bid prices in relation to the quantity indicated on the bid documents. The bid from David H. Martin Excavating for Item #5 reflected the stated (2) triaxle dump trucks and operators both for hourly rate and estimated total. The bid from Schlusser's Paving reflected only *one (1)* triaxle dump trucks and operators but showed an estimated total for two (2). The Chairman noted that to split the bid items among several bidders would cause much confusion and sees no problem with awarding to Schlusser's since they were the only bidder that bid on all five (5) items out of the four (4) total bidders who did submit bids. Following review and consideration, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that Item #5 on the *2013 Road Paving Equipment Pricing* bids be awarded to Schlusser's Paving at their bid price of \$75 *per hour, per truck*, whereby the entire contract is now awarded to Schlusser's Paving.

The Chairman noted the intention of the Township to purchase a new bucket truck to replace the existing older truck. He stated that all items are being bid out in detail rather than lump sum bid since several different vendors are being considered and that all bidders involved are members of the CoStars Program. He noted the items indicated with asterisks were items he would recommend being included. He also commented on other items such as the extendable 'boom', dual buckets on the back of the truck with a winch that holds greater weight whereby two (2) persons may be in the bucket at the same time whereas the current bucket truck only has room for one (1) person; and, the new bucket can reach a height of 52 feet. He further noted that if some items were to be removed from the bucket, it could

compromise safety for operators. Supervisor Burns inquired as to an additional fuel tank and the Chairman stated it will be possible to remove from the existing truck because of the price that would be charged for a new one. Supervisor Burns agreed as long as it could be transferred and the Chairman stated 'yes'. Supervisor Burns inquired if the total price included delivery and the Chairman stated 'yes'. Supervisor Brookens inquired if this truck would be purchased with any Liquid Fuels (LF) monies and the Chairman stated that part of the price could be but there is not enough LF monies to pay the total price and there is enough in the General Fund to pay the total. Following review and consideration, 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 2014 Ford Chassis with service body and Dura Lift bucket and lift system to reach a total of 52 feet for a total purchase price of \$138,460.10. The Solicitor asked the Chairman who was being awarded the purchase and the Chairman stated that all three suppliers are CoStars members and the Solicitor recommended the Board amend their motion. The Board complied by unanimous vote to amend their motion to include the purchase of the bucket chassis, service body, and all additional options shall be from all CoStars members for a total purchase price of \$138,460.10.

The Chairman informed the Board that several months ago he had been approached by the Buchanan Valley Volunteer Fire Department (BVVFD) to use one of the Township's former rental properties at 1263 Garver Lane to conduct "smoke training". He noted that nothing happened until just this week (Monday, June 10) when it was requested to hold the training on Saturday, June 15 (2013). The Chairman stated he had spoken with BV's Chief this date (June 11) and informed him that an insurance waiver had to be submitted to the Township, that the Township would not be liable in any way. The Chairman further noted the structure to be used will have no damages incurred; that it's only being used for smoke training. Supervisor Brookens asked 'what does smoke training entail'? The Chairman stated what he knew of it was usually there would be buckets containing smoke bombs placed in a structure and persons would enter the structure to search for something or someone; more of a 'search and rescue' type of operation. The Chairman stated that Shawn Corwell, who was in attendance at this Meeting and has been involved in various aspects of fire service, training, etc, could probably better explain the matter. Mr. Corwell stated that 'yes, it is more of a search and rescue type of training, using infrared cameras to find whatever has been placed. Following review and consideration, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to grant permission to Buchanan Valley Volunteer Fire Department to use Township property located at 1263 Garver Lane for smoke training and that the fire company must provide a copy of insurance and waiver of responsibility to the Township.

The Chairman noted correspondence received from Smith Elliott Kearns & Co, LLC, to perform an audit of the Township Section 125 Plan for years ended December 31, 2011 and 2012, said audit being performed every two years rather than annually, with an estimated fee of \$2,300 (\$1,150 per year) plus any additional unexpected expenses incurred for travel, processing, postage, etc. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that Smith Elliott Kearns & Co, LLC, be authorized to audit the Township Section 125 Plan for years ending December 31, 2011 and 2012.

The Township Engineer presented a request from Scot-Greene Inc. requesting the release of a maintenance bond for Scot-Greene Estates; namely, St Andrews Drive Extended in the development. He stated it would expire at the end of this month and that he had reviewed the site (road surface) and found the road conditions to perform adequately and recommended the release of the bond in the amount of \$11,512.00. The Chairman asked if there were no cul-de-sacs at the end and the Engineer stated there was a temporary cul-de-sac. The Chairman noted that he had heard that Scot-Greene is up for sale and voiced concern for the future. The Engineer stated this part was not required under a maintenance bond. The Township Solicitor noted that is something that should have been decided at the time of land development plan and what that suggests is not approve any additional bonds. Discussion ensued among the Board, Engineer, and Solicitor regarding this matter. The Chairman noted his concern for temporary cul-de-sacs and their disposition with the Solicitor stating his understanding that concern but that is one of the concerns with allowing temporary cul-de-sacs. The Chairman noted that is something that should be looked at in the future; that basically the Board is not to allow temporary cul-de-sacs. More discussion ensued among all regarding whether to allow or not allow temporary cul-de-sacs. Following review, discussion, and consideration, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that the request for release of St. Andrews Drive Maintenance Bond Agreement with Scot-Greene Estates be granted in the amount of \$11,512.00.

The Township Engineer informed the Board that he had received an e-mail from Mr. Barry Sweger of PA DEP regarding the recent submission of the Township's Act 537 Plan Amendment Update Schedule and the need for the Schedule to be revised and re-submitted to PA DEP. The Engineer noted preparation of correspondence from the Township to DEP with correspondence from Michael Brown, P.E., of Gannett Fleming reflecting revision of the implementation schedule. Supervisor Burns asked the Engineer if he was satisfied with the Schedule and the Engineer stated 'yes' and that he had discussions with Dwayne DelGrande and Mike Small of the (Township) Municipal Authority. The Engineer stated it basically moves everything in Phase II into Phase I and upon completion of Phases I & II, the Township would be able to proceed into Phase III. Supervisor Brookens noted the revised schedule shows completion by October and asked the Engineer if that's correct and the Engineer noted that it is anticipated matters will be moving up. Supervisor Burns asked if DEP agreed with any revisions and the Engineer referred him to the e-mail he received which stated they (DEP) do agree with revisions and the Engineer also referred to other DEP personnel involved. Following review, discussion, and consideration, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Amendment to the Act 537 Plan Update Schedule be approved and authorize the Chairman to sign same.

The Chairman stated he had reviewed the list of box alarm changes as submitted by and for Fayetteville Volunteer Fire Department and there were only a few minor changes made on some of the box alarms (i.e. number of engines, etc). The Chairman noted those changes to the Board as indicated on their distributed copies and following his review, he recommended approval of same. Following review and consideration, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the box alarm changes for Fayetteville Volunteer Fire Department be approved as presented.

The Chairman noted receipt of correspondence from the Fire Chief of Fayetteville Volunteer Fire Department (FVFD) regarding permission to conduct a parade as part of their 60th Anniversary Carnival (September 11-14, 2013); said parade to be held Saturday, September 14, 2013. The correspondence listed all pertinent information regarding the parade (i.e. route, notification to residents, staging area for all parade participants, Fire Police participation, etc). The Chairman stated that FVFD has to acquire municipal permission to close state roads and since the parade route encompasses two (2) Townships (Greene and Guilford), the FVFD must obtain approval from both. He further noted the approvals must then be forwarded to PennDOT to obtain the permit required for the parade route to be held on state roadways. Following review and consideration, 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 from Fayetteville Volunteer Fire Department to hold their 60th Anniversary Parade on September 14, 2013 with the closing of (Fayetteville) Main Street be approved as presented.

The Board reviewed the Fayetteville Volunteer Fire Department Fire Police Monthly Report for May 2013 and it was consensus of the Board the Report shall stand approved as presented.

The Zoning Officer reviewed his Monthly Zoning Office Report for May 2013 noting the Conditional Use Permit request for Cellco Partnership/Verizon Wireless was approved at the Public Hearing held for same prior to (this) Regular Meeting. Following his review, it was consensus of the Board the Monthly (May 2013) Zoning Office Report shall stand approved as presented.

The Zoning Officer presented a 2-lot Final Subdivision/Lot Addition Plan for the Hoover Estate; property located along Frecon Road; waiver previously approved for required sewer hookup for this lot; appears existing structure is located on the property line and this Plan will resolve that issue. The ZO reviewed the *Approval Checklist* with the Board, each Member having received a copy for their review: Franklin County Planning Commission – reviewed with no comment (3-22-13); on-lot sewer system and module approved by PA DEP (5-29-13); Guilford Water Authority approved (3-14-13); Franklin County Conservation District noted as ‘adequate’ (4-19-13); Township Planner reviewed Plan and previous comments have been addressed; Township Engineer reviewed Plan, found it to be complete, and recommended approval; Plan was staff reviewed on behalf of Township Planning Commission and recommend approval as presented (6-11-13); one-time exemption for recreation fee taken per Township Code 85-18.K(4); transportation impact fee of \$1,778 (1 trip/TSA-3) required and due at time of Land Use Permit issuance. The Chairman asked if this (property) had two other parcels off this farm and the ZO stated ‘yes’ and displayed the Plan showing the two properties in question and noted there was a previous subdivision on this property. The ZO stated there has been no recent subdivision since the recreation fees were adopted but a note will be placed on the Plan that the one-time exemption has now been used. The Chairman noted the number of lots from the parent tract and the ZO stated the one-time exemption was permitted and read the pertinent information from the Township Code regarding the one-time exemption. He noted the previous subdivisions had been done prior to the adoption of recreation fees. Some discussion ensued regarding the number of lots being subdivided sporadically from the parent tract and the Chairman voiced concern that in the

future regarding lot subdivisions that no land become "land locked". Following review, discussion and consideration, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the Hoover Estate 2-lot Final Subdivision/Lot Addition Plan be approved with conditions: the transportation impact fee of \$1,778 be paid at the time of Land Use Permit issuance and the recreation fee will be exempt for one time.

The Township Solicitor noted the recent closing sale of Scotland School (for Veterans' Children).

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 payment of invoices as follows: Check Numbers 20242 through 20274, inclusive, to be paid from the General Fund; Check Numbers 3026 and 3027 to be paid from the Liquid Fuels Fund; and, Check Numbers 2009 and 2010 to be paid from the Electric Light Fund.

There being no further business before the Board, the Chairman adjourned the Regular Meeting at approximately 8:20 P.M..

Respectfully submitted,

Secretary