

June 24, 2014
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, June 24, 2014 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Todd E. Burns
Travis L. Brookens
Shawn M. Corwell

Gregory Lambert
Daniel Bachman
Diann Weller
Welton J. Fischer

Visitors: See list

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

The Minutes of the Regular Meeting held June 10, 2014 shall stand accepted as presented and become part of the official record.

The Chairman stated the (IESI Blue Ridge) Landfill has submitted an application to PA DEP for Major Permit Modification to current operations and the Township is required to review and submit comments back to PennDOT; said comments due by June 30 (2014). The Township contracted with two (2) outside consultants to review the application, return any comments to the Township for their review, and then submit comments to DEP. The reason for two (2) consultants was due to there being two separate parts for review: (1) transportation factor and (2) regulatory items. Larson Design Group, the Township's traffic engineer, reviewed the transportation factor portion of the application and provided comments to the Township. The firm of Salzmann Hughes was hired to review and forward any comments regarding the regulatory portion of the application. The Chairman stated that basically the comments from Larson were to clarify some peak hour trips in reference to the Landfill's "holding schedule". Salzmann Hughes reviewed the daily tonnage and daily maximum volume in accordance with the Host Municipality Agreement. The Chairman stated that after all reviews were completed there were no major concerns, just clarification on several items. He stated authorization was needed to forward comments to PA DEP and IESI as part of the Permit Application process. Supervisor Shawn Corwell stated he agreed with both Salzmann Hughes (regulatory) and Larson (transportation) reviews and if there are no further comments the Township should be able to proceed. Supervisor Travis Brookens stated for the public the major reason for the application and review process is the Landfill wants to expand the amount of waste they can accept. He further stated that with any increase in tonnage the biggest factor is what is coming and more is coming from out of state. A major concern is the route off I-81 and that the infrastructure is adequate to handle that and the Township traffic engineering firm feels it is currently adequate. Township Engineer Gregory Lambert stated a major portion of the application deals with traffic with their request to allow more per day. It was noted during the discussion that a public hearing will be scheduled for a later time. 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 authorize the Township Engineer to draft a cover letter and include with two (2) letters from consultants and forward all to PA DEP and copies to other parties prior to June 28 (2014).

The Chairman stated the Township had received information and a request for a letter of support regarding submittal of a grant application for Parkwood Drive extension as well as other work identified as "North Chambersburg Improvements Project". The request was received from Chambersburg Health Services (Summit Health) and grant funding was being requested from PennDOT's "Multimodal Transportation Fund (MTF)" in the amount of approximately \$3 million. The Township is being requested to provide a letter of support for the extension of Parkwood Drive in the Borough of Chambersburg, extension of Parkwood Drive in the Borough to connect to the intersection of Kohler and Grandpoint Roads in Greene, and improvements to the Norland Avenue and Fifth Avenue intersection. The letter of support is being requested as a cooperation among the Borough, Summit Health, and Greene Township. The grant application process will be handled through Summit Health. The total project is estimated at \$4 million with the grant request being approximately 70% (up to \$3 million). The application encompasses all the projects as noted and is a cooperative effort among the Borough of Chambersburg, Summit Health, and Greene Township. It was noted the Parkwood Drive extension would be a public road with portions being dedicated to the Township and the Borough according to their location. There were no further comments from Board Members. The Township Engineer noted it is a great opportunity to this project moving and will benefit the Township as well as transportation in the general area. Following review and discussion, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to authorize the Chairman to sign a letter of support regarding the North Chambersburg Improvements Project to be funded through PennDOT's Multimodal Transportation Fund, and submitted by Summit Health Services.

Supervisor Travis L. Brookens, Director of Parks and Recreation, presented a quote and specifications received for the Board's consideration to purchase aerator equipment for primary use at the Township Park. Supervisor Brookens stated the equipment would be attached to one of the Township's existing mowers by front mounting. Supervisor Brookens stated the exact name for the equipment is an "AERA-vator" which actually punches holes into the sod, shakes and then discharges without leaving "plugs" behind as other equipment is known to do; much better operation and better for the turf. He stated also quoted was a seeder but feels the Township can handle any seeding at this time. He stated the equipment is to be used for existing soccer and ball fields and any future uses. He further noted the equipment also softens the turf which is beneficial in keeping the fields playable during the hot weather months. He concluded by recommending to delete the seeder quote from the total quote stating he did not feel the Township would be needing it as much as the actual equipment to maintain the fields. He noted the purchase will be through CoStars State Contract pricing. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to purchase aerator equipment for the Township Park as presented at the CoStars pricing of a final total of \$4,617.57 which includes the deletion of the cost for a seeder.

Township Engineer, Gregory Lambert, presented a request to the Board to consider enrolling the Township in PennDOT's Engineering and Construction Management System (ECMS). He stated that approximately a year ago PennDOT had begun an interactive web site and as a municipality, the Township is invited to enroll in the system. The Engineer

noted the many benefits of being a member of ECMS; one being that all HOPs (Highway Occupancy Permits) can be followed through the entire process, each step for those issued in Greene Township to enable the Township the opportunity to view and comment; another is the ability to find contractors and advertise on the System for traffic signals and comment on projects; grant funding information. He noted the importance for the Township to enroll for the many benefits offered and in order to do so, an agreement was needed to authorize electronic access to PennDOT's System. The Engineer was questioned as to whether there were any costs, fees, etc involved in enrolling in the program and the Engineer stated there were none and there were so many benefits to the program. 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 and amended to adopt a resolution to enroll the Township in PennDOT's Engineering and Construction Management System (ECMS) and authorize the Chairman to sign the agreement on behalf of the Board.

The Township Engineer presented a request for refund of plan review escrow for the Raymond Hoover Estate 4-lot Final Subdivision/Lot Addition Plan, Project #14-004, in the amount of \$1,179. He stated the Plan consisted of property along Mickey Inn Road and as part of the Hoover Estate was four (4) lot additions from the Estate to adjoining properties. The Plan was previously approved by the Township Board of Supervisors. An original escrow of \$1,500 had been submitted to the Township; \$321 was expended in fees; no amount to be retained; therefore, the Engineer recommended a full refund of the remaining \$1,179 with the check to be made payable to the Raymond Hoover Estate, c/o Patricia West.

The Zoning Officer, Daniel Bachman, presented a request for review time extension of ninety (90) days from Curfman and Zullinger Surveying, Inc. for the Gerald and Jane Gayman Subdivision Plan, (one lot subdivision) Project #14-003; current time expires July 1, 2014; first extension request due to waiting for module approval from PA DEP (module has been submitted to DEP). 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 Gerald Gayman Subdivision for a period of ninety (90) days commencing July 1, 2014.

The Zoning Officer presented a request for waiver of Greene Township Code 85-54.A, *Maximum Driveway Width*, submitted by John J. Englehart, resident and property owner of 452 Franklin Square Drive. The ZO noted he had provided a copy to each Board Member of the Driveway Permit Application as submitted by Mr. Englehart; also included was a sketch showing the existing driveway and the proposed driveway. Mr. Englehart requested a waiver to increase the allowable driveway width of 27 feet to 32 feet. Mr. Englehart addressed the Board noting the primary reasons for the waiver request; namely, to discontinue parking on grass (lawn) thus dragging mud onto roadway during wet weather, have four vehicles and need extra space to park them in order to enter and exit garage. Supervisor Travis L. Brookens stated he was not in favor of granting relief at this time noting that 27-foot driveway allows for 3 vehicles parked side by side. Mr. Englehart stated that if 3 vehicles are parked in that way it does not allow enough room to open (vehicle) doors without hitting other vehicles. Discussion ensued between Supervisor Brookens and Mr. Englehart as to width of parking space does not allow in and out of vehicles easily, the type of vehicles Mr. Englehart parks in

his driveway. Chairman Todd E. Burns asked the Zoning Officer how long it had been since the last update for this section of the Ordinance and the ZO noted July 2010; the ZO stated that prior to that (date), the width was 20 feet. Chairman Burns asked the ZO what was the right-of-way on Franklin Square Drive and the ZO stated it was 50 feet. Chairman Burns stated the Ordinance was amended in 2010 from 20 feet to 27 feet and that was a significant increase. He stated the Township has received other requests from residents for some relief and they were not granted permission to increase, noting in one or more instances when inspecting a new home for occupancy (permit), it was found that driveways needed alterations and were required to do so in order to meet the requirements of the Ordinance. Mr. Englehart again stated that 27 feet does not allow (vehicle) doors from hitting other vehicles parked next to a vehicle. Chairman Burns stated the Township has to limit the width of driveways onto Township roadways and the Township does not wish to change the Ordinance so soon again. He further noted the necessity of controlling stormwater. Mr. Englehart continued to voice his issues, etc to the Board during this discussion. The Chairman informed Mr. Englehart of the Township's options regarding action on his waiver request would be to grant or deny (his request). Supervisor Shawn M. Corwell stated he agreed that the maximum width of 27 feet is a good distance and having had the Ordinance just changed in 2010, he also was not in favor of increasing the width requirement at this time. Mr. Englehart asked the Board what materials he could use in the grass area of his yard but was informed the driveway could only be 27 feet wide and the Township Solicitor stated he (Mr. Englehart) could already be in violation if the driveway entrance was any wider. Mr. Englehart appeared to be confused as to the Township's definition of driveway during discussion with the Solicitor. The Township Engineer informed Mr. Englehart that a driveway is defined as "access to the roadway". Following lengthy review and discussion regarding the waiver request, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to deny the waiver request of Mr. John Englehart, 452 Franklin Square Drive, in reference to Greene Township Code 85-54.A, *Maximum Driveway Width*.

The Zoning Officer informed the Board that the Township had received a formal request for zoning map amendment submitted by Winebrenner Theological Seminary. The request was received by the Township on June 23 so a public hearing could be held no later than August 23. The request also needs to be forwarded to Franklin County Planning Commission (FCPC) for their review within 45 days of receipt. The ZO stated that in order to allow enough review time for the Board of Supervisors and FCPC, it would be necessary to hold the hearing in early August. 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 schedule a public hearing for the zoning map amendment request from Winebrenner Theological Seminary to be held August 12, 2014, at 7:00 P.M., prevailing time, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, Pennsylvania, prior to the Regular Meeting.

The Zoning Officer presented a 1-lot Final Land Development Plan for H. C. Gabler, Phase 2B; proposed building expansion; property located at intersection of Opportunity, Technology, and Advantage Avenues in the HI (Heavy Industrial) zoning district. The

Zoning Officer reviewed the *Approval Checklist* with the Board, each Member having received a copy for their review: Franklin County Planning Commission reviewed with no comment (5.2.14); Greene Township Municipal Authority – N/A; module previously approved; Guilford Water Authority – N/A; Franklin County General Authority approved (6.17.14); Franklin County Conservation District – NPDES Permit approved (6.13.14); Township Planner and Township Engineer comments (5.12.14); plan reviewed by Greene Township Planning Commission at their regular meeting held May 12, 2014 and recommended approval subject to bonding, approval from Conservation District, payment of traffic impact fee, and all comments satisfactorily addressed; transportation impact fee required (TSA-1 x 25 trips = \$51,625 due). The Township Engineer stated the stormwater is to be controlled within the Ordinance guidelines and has been approved by the Conservation District; recommended stormwater bonding be set at \$30,481 which includes the 10% contingency. 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 approve the 1-lot Final Land Development Plan for H. C. Gabler, Phase 2B, subject to stormwater bonding be placed in the amount of \$30,481 and the transportation impact fee of \$51,625 paid at the time of Land Use Permit issuance. Mr. Chip Gabler, in attendance at this Meeting, thanked the Board for their action and also noted to the Board that land transfers have been completed so hopefully they will be able to continue developing the property and would be returning to the Board for future action.

The Township Solicitor had no further comments to offer at this Meeting.

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 21603 through 21628, inclusive, to be paid from the General Fund; Check Numbers 3122 and 3123 to be paid from the Liquid Fuels Fund; and, one (1) online pay to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:59 P.M..

Respectfully submitted,

Secretary