

July 22, 2014  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, July 22, 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: None

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

The Minutes of the Regular Meeting held July 8, 2014 shall stand accepted as presented and become part of the official record.

Supervisor Shawn M. Corwell informed the Board he had received and reviewed a Hazard Mitigation Plan the County had prepared for 2014, noting only two errors were found and the corrected information had been forwarded to the Township. Supervisor Corwell briefly outlined the definition of a “hazard”; namely, if a severe emergency such as flooding, etc should occur in the Township, the County could assist the Township to gain possible reimbursement from PEMA (Pennsylvania Emergency Management Agency) and/or FEMA (Federal Emergency Management Agency) for expenses incurred during the time of crisis. He stated the Plan has been adopted by the County Commissioners and is now being presented for the Township to consider. He offered his recommendation to the remaining Board Members for approval of the Plan as he had presented it. Following review and consideration, and no further questions or discussion 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 adopt Township **Resolution 12-2014**, identified as Franklin County 2014 Hazard Mitigation Plan, as the official Plan for Greene Township.

Supervisor Shawn M. Corwell noted that during the time of Hurricane/Tropical Storm Sandy several years prior, monies were given to the Township to fix roads, etc. Supervisor Corwell stated he had been contacted by PEMA noting the authorized signer at that time was Charles D. Jamison, Jr., serving in the capacity of Board Chairman. Mr. Jamison has since retired from the Township and it is necessary to re-submit new forms with a new authorized signer to PEMA. Supervisor Corwell stated the Township must complete a new Form DAP-1 but in order to do so, the Township must authorize a new, current signer by submitting that information on PEMA Form DAP-2, due to Mr. Jamison no longer being with the Township. Chairman Todd E. Burns nominated Shawn M. Corwell be authorized as the new signer for the Township. Therefore, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to adopt Township **Resolution No. 13-2014** designating Board Member Shawn M. Corwell as the new Agent regarding Hurricane/Tropical Storm Sandy for all future paperwork necessary for that funding.

Supervisor Shawn M. Corwell presented the proposed *Emergency Medical Services Agreement for 2015-2017* noting it has been at least 3 to 6 years since the last Agreement was approved. He noted the Chambersburg Ambulance Advisor Committee consists of the following entities: West Shore EMS, Borough of Chambersburg, Letterkenny Township, Hamilton Township, Guilford Township, and Greene Township. He stated the various entities have been in negotiations for 3 to 4 months and were not happy with the first draft presented. He stated one of several of the issues/concerns was that (fire) companies would not have been able to purchase new BLS equipment; that contract was discarded and the current is the newest edition. He outlined the various areas of the aforementioned municipal locations as to primary first-due ALS and second-due BLS. He stated the Township currently pays a \$50 fee to both the Borough of Chambersburg and West Shore EMS when they transport a Township resident; and then those entities also collect from the patient and collect membership fees. He stated if the volunteer (fire) companies wanted to do more in the future, this current contract would restrict their ability to do so and stated he wanted to keep that option open and give the fire companies a chance to do so if they wished. The current contract would only lock the Township into three years with an "out" option of only having to give one year's notice. Chairman Todd E. Burns commented that with the one year notice the Township could opt out at any time and further noted that Greene is the only Township so far to review the latest edition and then the normal process would be to pass onto Guilford and others for their review. Township resident, Bobby Albrecht, addressed the Board noting that local fire companies have some of the best services in the nation and that he has been involved in the fire service a long time. Mr. Albrecht verified with Supervisor Corwell regarding the cost of patient transport and Supervisor Corwell verified the cost as \$50 per call/transport with the total annual cost to the Township at approximately \$50,000. He stated this amount is distributed to the charging entities of West Shore, Borough of Chambersburg, and Pleasant Hall Volunteer Fire Department. Mr. Albrecht concluded by urging the Township *not* to approve this contract and having services provided "in house". Supervisor Travis Brookens noted that Board Members had been involved in much of the discussion, more so than before, and stated he has concern with the Township paying fees; providers are already charging patients and insurance companies paying as well. He stated the Board wished to have the best service available to the residents and felt this contract limits that and stated he does not support this contract at all. Supervisor Corwell noted that nothing will change at this time or immediately and had met with a representative from all (fire) departments and there was no one who stated they wanted to see it (contract) signed. Chairman Todd Burns echoed Member Brookens' comments and felt strongly the residents deserve the best service the Township can give them and also felt this contract limited that. He further stated he does not agree with the \$50 per call (fee) and when all facets are closely examined felt those monies could be best utilized by giving to local fire service companies. There were no comments from the Township Solicitor because he stated he had not seen this contract. The Board considered making a motion and the Township Solicitor noted that if the Board took no action then it (contract) would not be approved; however, he stated the best thing would be to prepare a statement that the Township would not be in favor of commitment and not willing to sign the *Agreement* as written. Members Corwell and Brookens both noted the current contract is valid until December 31, 2014. The Solicitor further stated a

written statement regarding the Township's position would avoid having others thinking that the Township is "thinking" about it and by sending a response, tells specifically the Township is not interested. Following a lengthy review and consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the Board of Supervisors will not sign the *Emergency Medical Services Agreement for 2015-2017* as presented due to the fact they (Board) are not in favor of the *Agreement* as written.

Supervisor Shawn M. Corwell presented a change of box alarm for Pleasant Hall Volunteer Fire Department (PHVFD) noting that PH runs a small area in Greene Township; namely, Box 11-05, consisting of a portion of Letterkenny Army Depot (LEAD). He stated the only item that changed would be additional units responding to house fires. He stated that Company 13 (Letterkenny Fire Department) was never on EMS responses prior to this and now they will serve as second due. He noted this will give a slightly faster response to the LIDA (Letterkenny Industrial Development Authority) area than previously. Supervisor Corwell stated he would recommend the requested changes. Chairman Todd Burns commented that he was glad and excited to see Company 13 on the box alarms and felt it provides a tremendous service and great to see them back on board. Following review and consideration of the requested box alarm changes, 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 box alarm cards for Pleasant Hall Volunteer Fire Department as presented.

Supervisor Travis L. Brookens (currently serving as the Director of Parks and Recreation) presented a quote from Bitting Recreation Inc. for the purchase of additional playground equipment and stated it is anticipated the new equipment will be placed near the largest pavilion area. Supervisor Brookens stated the quote included a special offer for additional items at no additional charge. He stated with the Kodiak Cover playground equipment was a free GTFit package which consisted of ten (10) different pieces to be located throughout the park, most likely around the walking trails, etc. The special offer is a promotional item for a very limited time and the Township was greatly interested in being able to obtain so much more for one price and the equipment is available for purchase through State contract. Chairman Burns noted this equipment offers all ages the opportunity for physical fitness and it is good to see outdoor fitness equipment being placed in the Park for the public to use. He inquired if the purchase of a spiral slide was in addition to the other equipment and Supervisor Brookens stated it was and would recommend the purchase noting past experience he has been informed of from other parks where the equipment was vandalized more often rather than being used as it was intended. He stated an open slide is much more preferred and used better than a closed slide. Resident Glenn Shetter addressed the Board asking why adults are on the children's equipment noting his observation. He stated every time he has been at the park he has seen this happening. 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 the purchase of various playground equipment from Bitting Recreation Inc.; namely, a Game Time PSPlus Kodiak Cove and Game Time 8' Wilderslide spiral slide, with ten (10) different GTFit items at no charge, off State Contract at a total purchase price of \$68,493.15, price of freight included.

Mr. Kyle Shenk, Pennsylvania's representative for the Conservation Fund, was in attendance at this Meeting to discuss the Fund's request for funding of the Eagle Rock project. He noted the Conservation Fund had been in existence for 30 years and he has been located in the Harrisburg Office for 7 years. He stated the Eagle Rock project has been ongoing for 10 years; 1,100 acres are located in Greene Township; propose to purchase the land which is privately owned at present and then transfer to DCNR (Department of Conservation and Natural Resources); property is directly adjacent to Guilford Water Authority land. He stated the Conservation Fund has been unable to purchase the land prior to this time and hopes this sale will come to fruition after the long wait. He noted the total project is approximately 4 million dollars with 3 million from various Pennsylvania entities and 1 million dollars funding to keep for completion of the project. He stated that \$750,000 has already been pledged with the remaining \$250,000 all that would be needed to complete the purchase. Mr. Shenk was requesting the Township to contribute that amount to be completed by the first quarter in 2015. Chairman Burns inquired if the Township were to contribute, would the Conservation Fund be open to spreading the amount over a three-year time frame. Mr. Shenk stated it would not be the preference of the Fund but it could certainly be discussed. Supervisor Corwell inquired as to whom currently owns the land and Mr. Shenk stated Timberbest out of Atlanta, Georgia, and currently closed to the public but this purchase would open the land to the public and also would not be closed to future timber industry bidding. Supervisor Brookens noted the Township sets aside funds in its annual budget for "farmland preservation/open space" and in some respects would open more land to the public than farmland preservation although that is very worthwhile; he further stated he felt this project was worthwhile as well. Chairman Burns noted the area is quite a large tract and inquired if any other entity has more area available. Mr. Shenk stated this is the biggest within the entire eastern portion of Pennsylvania. Chairman Burns stated he found it intriguing to be taking from one private owner and giving it back to the public and importance of protecting the watershed as well as some agriculture area that abuts this particular tract; the project has many benefits to it. He stated the Township does not have anything allocated to this project at this time and it could be several years or more before a farm in Greene Township would be considered. Supervisor Corwell inquired of Mr. Shenk if he was confident in obtaining the \$750,000 and Mr. Shenk stated they plan to close the deal next month. Chairman Burns asked if there was any other funding being pursued and/or available and Mr. Shenk stated there is ranking done in the grants throughout the nation and this is a unique opportunity to finally be able to purchase this long-awaited land. Resident Glenn Shetter commented that he agreed with the Board that if farmland is not going to be available within the Township, this would be worthy project considering the benefits to so many residents and not just Greene Township with the Chairman noting that generations to come would benefit. Mr. Shetter concluded by urging the Board to favor the request as presented. Following further review and consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to grant the request from the Conservation Fund for funding of the Eagle Rock project in the amount of \$250,000 and that amount be payable over the next three (3) years out of the budget line item identified as "Farmland Preservation/Open Space", as presented.

Chairman Burns presented information regarding a request for funding match letter for the Pennsylvania Watershed Restoration and Protection Grant Program relative to discussion on the same subject at the July 8, 2014 Regular Meeting. He stated it was a great opportunity from the Department of Community and Economic Development through a watershed protection program. The request was filed on behalf of the Township as co-sponsor and it is for the Scotland Dam project which is part of a grant program under Act 13 funding; funds that become available to the State. It involves protection of the Conococheague Creek and removal of two (2) dams on the stream by diverting water into the Scotland Pond area. Part of this grant is 15% as a cash match while many grants in the past were based on “in-kind service” as part of a match. This grant requires a cash match and the timeframe for filing is now. It has been asked the Township would provide a cash match for the process of filing the grant application. If the Township is agreeable, there will be grant opportunities to the Township from the County and possibly South Mountain Partnership to proceed; basically a reimbursement; County would assist with other grants. Supervisor Brookens stated he felt the approval for the dam removal was a good idea especially in Scotland but still retain the pond for fishing. He further noted the Township does have the support of the Winebrenner Seminary who provided an easement for a new water channel. Supervisor Corwell stated he also felt the project was very worthwhile in several ways-flooding that occurs due to the existence of the dams with the amount of debris that builds up, etc. 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 funding match letter for the Pennsylvania Watershed Restoration and Protection Grant Program for the cash match of \$35,220, as presented.

The Board received and reviewed a copy of the Fayetteville Volunteer Fire Department Fire Police Monthly Report for June 2014 noting a new name now appears on the roster of Active Fire Police. Supervisor Corwell noted that over the last months, the various fire companies, noting especially Fayetteville, are receiving more and more requests for non-emergency events so not only are they handling fire calls but also non-emergency events. Following review and consideration, it was consensus of the Board to accept the Fayetteville Volunteer Fire Department Fire Police Monthly Report for June 2014 to stand approved as presented and become part of the official record.

The Zoning Officer presented a request for refund of an *Application for Land Use Permit* fee in the amount of \$23.00 that was incorrectly paid for a “church” facility; refund check to be made payable to Art Sign Company who had applied for the Permit on behalf of Trail of Hope Ministries. The ZO stated the Township does not charge a fee for “non-profit organizations”, therefore, the fee of \$23.00 inadvertently paid needed to be refunded. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to refund the *Application for Land Use Permit* fee in the amount of \$23.00 to be made payable to Art Sign Company, as presented.

The Zoning Officer presented and read correspondence regarding a request for a waiver of well isolation distance exemption (Per PA 25, Chapter 72.33) submitted by Jason Blair, 1627 Ragged Edge Road. The ZO stated the new system will meet the isolation distance from the neighboring boundary but does not meet the isolation distance from his own. Further information received with the request came from Vince Elbel, Township Sewage Enforcement Officer, noting the type of system proposed has also received this type of exemption in other municipalities without any problems. There were no further questions or comments received. Supervisor Brookens stated he had spoken with the SEO regarding this request and that Mr. Blair especially wanted to be sure he was far enough away from the neighbor's property and the SEO stated there certainly was justification for the request of relief and the State has written into their Code to allow local jurisdiction to grant approval. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to grant the request for waiver of well isolation distance exemption (Per PA 25, Chapter 72.33) to Jason Blair, 1627 Ragged Edge Road, as presented.

The Zoning Officer presented correspondence from Martin & Martin, Inc. on behalf of the developer requesting a waiver of Greene Township Code 85-54.A, *Minimum Width for Shared Driveways* Grand Point Crossing. He noted the plan that was previously prepared and approved by the Board now shows a reduction in the width. The new plan is currently under preparation for submission to the Township to address several issues and this request is the best solution at this time for all the driveways affected and then the amended plan could reflect the change, if approved. Mr. Joe McDowell of Martin & Martin, Inc. addressed the Board noting the developer had stated there are restrictions within the development for boats, motor homes, etc. The Township Engineer noted that if this development were located along a State highway, whose requirement for driveways is a minimum of 10 feet to a maximum of 20 feet, and the Township requires 24 feet, he feels the 16 feet being requested would be adequate for the driveway entrances and would support the request. Supervisor Brookens noted that it appears on the plan that some lots have been developed and inquired if those lots requesting shared lots were indicated on the plan and Mr. McDowell stated those are single service lots. Chairman Burns inquired if the 25-foot private access right-of-way would still be available and Mr. McDowell confirmed ('yes'). Chairman Burns stated he felt it made sense after listening to the Township Engineer's comments and if the right-of-way access is available, to reduce the total amount of impervious area which in turn reduces the amount of runoff generated. Supervisor Brookens stated there are some wider driveways in the Township but the Township endeavors to reduce the amount of impervious areas. 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 waiver of Greene Township Code 85-54.A, *Minimum Width for Shared Driveways*, for Grand Point Crossing, as presented.

The Zoning Officer informed the Board the Township had received an Application for Conditional Use Permit for solar energy conversion system submitted by Joel Miller for property located at 2442 Stillhouse Hollow Road. The ZO noted it was the Board's prerogative whether they would consider holding a public hearing to gather input regarding this request. He stated a copy of the Application would be forwarded to the Franklin County Planning Commission for their review as well as the advertising requirements noting the last meeting in August would give sufficient time for these requirements. 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 to gather input regarding a request for Conditional Use Permit for a solar energy conversion system as submitted by Joel Miller for property located at 2442 Stillhouse Hollow Road; said public hearing to be held Tuesday, August 26, 2014, at 7:00 p.m., prevailing time, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, Pennsylvania.

The Zoning Officer presented a 1-lot Final Subdivision Plan for Gerald Gayman property located off Sampache Drive; zoned R-2 (Medium Density Residential); proposed subdivision from larger tract; public water and sewer existing. 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 (4-7-14); Greene Township Municipal Authority – approved (7-11-14); planning module approved by PA DEP (7-2-14); Guilford Water Authority – approved (existing service) (4-24-14); Franklin County Conservation District noted as ‘adequate’ (5-5-14); Plan was Township staff reviewed on behalf of the Township Planning Commission and recommended approval (7-22-14); requires transportation impact fee of \$1,778 (1 trip, TSA-3); utilized one-time exemption for recreation impact fee. The ZO stated that item 4 on the Planner's comments regarding access to the remaining Gayman lands has been reviewed and satisfied; parcel to be conveyed to family member. The Township Engineer stated he had reviewed the plan and the Township Code regarding his concern of the access and temporary cul-de-sac and both have been satisfied. Lengthy discussion ensued among the Board, staff, and the Township Solicitor regarding configuration of the road at present, position of the temporary cul-de-sac, future continuation of the street, etc. The Chairman inquired as to the timeframe for this Plan and the ZO noted a time extension was granted in June (2014) which is valid until September 23. The Chairman suggested this Plan be tabled in order to allow additional time to review further. Therefore, in view of the concerns 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 table the 1-lot Final Subdivision Plan for Gerald Gayman.

The Township Solicitor gave the Board a brief update regarding the issue with Norfolk Southern (NS) with a lease agreement and insurance coverage. He stated that NS apparently contracts out the handling of a rental property and basically the problem was there was not sufficient attention paid to all correspondence related to the lease renewal. He stated that after many, many telephone calls, time invested in those calls, exchanging e-mails, etc, he finally received an e-mail indicating the Township has a valid lease with Norfolk Southern with all required insurance.

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 21696 through 21726, inclusive, to be paid from the General Fund; Check Number 2040 to be paid from the Electric Light Fund; and, Check Numbers 3126 and 3127 to be paid from the Liquid Fuels Fund.

There being no further business before the Board, the Chairman adjourned the Meeting at approximately 8:27 P.M..

Respectfully submitted,

---

Secretary