

August 24, 2010
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, August 24, 2010, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, following a Public Hearing regarding proposed changes to Greene Township Sewer Rules and Regulations.

Present:

Charles D. Jamison, Jr.
Travis L. Brookens
Welton Fischer

Daniel Bachman
Gregory Lambert
Diann Weller

Visitors: See list

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

The Minutes of the Public Hearing held August 10, 2010 regarding proposed changes to Greene Township Sewer Rules and Regulations shall stand approved as presented.

The Minutes of the August 10, 2010 Regular Meeting shall stand approved as presented.

Township resident, Glenn Shetter, addressed the Board noting they may wish to check Hafer Road off Mt. Pleasant Road beyond the "Reduce Speed Ahead" sign there is no speed limit sign; it appears a sign or more may have been stolen.

Mr. Tom Martin, resident of Scotland Run Development, inquired as to R & D (Contractors) working on the conservation project. Township Engineer, Gregory Lambert, noted the work that has been completed to date by R & D and noted that due to the recent weather, all had not been done. Mr. Martin voiced his concern with soil barriers and who is responsible and Mr. Lambert stated that some will be under R & D and sub-permittee. Mr. Martin noted deterioration and Mr. Lambert stated he will speak with R & D again. Mr. Martin then stated he was instructed to contact Mr. Clem Mellott regarding the rapid aging of pipes in his home as well as water coming out at a very high pressure. Mr. Martin stated he found the water pressure to be 120# and worried of problems that could occur. Supervisor Brookens asked Mr. Martin when his home was built and Mr. Martin noted a date that preceded the implementation of the State Building Code. Mr. Martin thanked the Board for their time.

The Chairman noted that with the implementation of Act 129 by Allegheny Power, they will give rebates for upgrading traffic signal lights from incandescent to LED and further noted that CoStars prices to be the most reasonable. He stated that Allegheny Power is currently rebating \$30.67 per light under Act 129. He also stated that lighting in the Township buildings would be considered, however, the entire light unit has to be replaced and not just the bulbs which could be quite costly. He noted the various cost estimates to replace the current lighting with LED including the rebates available and funds utilized from various

impact fees that have been received. He further noted that later it would be most desirable and beneficial to add backup batteries at the traffic signal lights. He noted a problem at the signal located at I-81 and that the contract has been notified to make necessary repairs. He requested approval to move forward with LED replacement noting that Hite Company, CoStars contractor, would place the Township's order with others to decrease shipping costs. On a motion by Travis L. Brookens, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted to authorize moving forward with traffic signals conversion to LED (lighting).

The Chairman noted the purchase of new radios regarding two-way communication must be shipped by October 2, 2010, for the special pricing to be valid. This is part of the county-wide radio upgrading being done. The Township will purchase the following: 18 each 2500 Series portables, 2 each 2500 Series mobiles, and 1 each 5000 Series base. The Chairman stated the 5000 base is the only one that will accommodate multiple remotes but could not be more than 130 yards of cable (in length). Supervisor Brookens commented that due to the limited length, it would not be possible to have any hookup at the (Township) shop area. The Chairman stated the total cost for everything is \$57,260.20 which includes 25% discount, \$300 promotion that Motorola is offering plus each mobile has a \$300 discount. The Chairman stated the purchase of these radios has been on-going for several years because municipalities have been waiting for grant monies to assist with the purchase, one has been filed with the feds but there has been no answer to date and since time is running out to purchase at the discounted prices, the municipalities must move forward with the purchase. On a motion by Travis L. Brookens, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted to authorize moving forward with purchasing radios for two-way communication at a purchase price of \$57,260.20.

The Township Engineer presented a request for refund of plan review escrow received from Access Properties, LLC, in the amount of \$2,218.70. He stated the plan has been approved and recorded and there are no more inspection fees required and recommend the refund. On a motion by Travis L. Brookens, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the request for refund of plan review escrow for Access Properties, LLC be granted in the amount of \$2,218.70.

The Zoning Officer presented a request for review time extension of ninety (90) days from Acorn Land Development, LLC for Poetry Estates; current time expires September 11, 2010. The ZO stated the plan is moving forward and just recently received approval from Greene Township Municipal Authority and only the traffic signal issue remains; previous approvals that had been waiting have been received except from PennDOT for a HOP (Highway Occupancy Permit). Following review and consideration, on a motion by Travis L. Brookens, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the request for review time extension for Poetry Estates be granted an additional ninety (90) days commencing September 11, 2010.

The Zoning Officer presented a request for review time extension of ninety (90) days from Wm. A. Brindle Associates, Inc. on behalf of George R. Harris; current time expires August 26, 2010. The ZO noted the only remaining item that needs to be addressed is sewer. Following review and consideration, on a motion by Travis L. Brookens, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the request for review time extension for George R. Harris (Final Land Development Plan) be granted an additional ninety (90) days commencing August 26, 2010.

The Zoning Officer presented a request for bond reduction from Dan Ryan Builders for Upland Estates; request has been reviewed by Township Engineer; Township currently holds bond in the amount of \$167,335.52. The Township Engineer, Gregory Lambert, stated the Township has two (2) bonds from Upland; this one represents remaining security to complete remaining portion of street; inlet boxes, etc have been constructed. Mr. Lambert noted the various aspects of work that has been completed to date and funds being held on the "supplemental" bond; he recommended releasing the full amount of \$167,335.52. Mr. Lambert further noted the Township Ordinance does allow the Township to request a maintenance bond in the amount of 15% for 18 months and the Township Solicitor suggested very seriously the Township request a maintenance bond. The Chairman asked whether speed limit signs had been posted but it was not known. The Solicitor stated that even if the subdivision did not require them and the Township Ordinance did, the Township could require. This concern will be reviewed and resolved. Following review and consideration, on a motion by Travis L. Brookens, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the request for bond reduction for Upland Estates be granted with condition the bond be released upon posting of a maintenance bond in the amount of 15% of road construction for 18 months.

The Zoning Officer presented a 1-lot Final Land Development Plan for Sunset Metals; propose construction of addition to rear of existing building; variance was previously granted for encroachment into setback area. A copy of the *Approval Checklist* was distributed to each Board Member for their reference and comments were as follows: Franklin County Planning Commission – reviewed with no comment; on-lot septic; Guilford Water Authority – approved (8-24-10) Franklin County Conservation District noted as 'adequate' (8-9-10); Township Engineer and Planner both reviewed plan and recommended approval subject to a stormwater bond being posted in the amount of \$3,800 (8-9-10); plan reviewed by Township Planning Commission and recommended approval subject to determination of transportation impact fee and Guilford Water Authority approval which have been done and received by the Township (8-9-10); transportation impact fee determined to be 8 trips for total of \$12,024. Following review and consideration, on a motion by Travis L. Brookens, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the 1-lot Final Land Development Plan for Sunset Metals be approved with conditions: the plan not be released until a stormwater bond in the amount of \$3,800 be posted and upon application for Land Use Permit the transportation impact fee in the amount of \$12,024 be posted.

The Zoning Officer presented the Salem Heights Phases 1, 1A, 1B, and 2 Final Subdivision Plan for re-approval for recording purposes noting the plan has not left the office. On a motion by Travis L. Brookens, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted the Salem Heights Phases 1, 1A, 1B, and 2 Final Subdivision Plan be approved as presented.

The Township Engineer reported to the Board that at a July meeting he had been authorized to obtain "statements of interest" regarding the proposed project at Routes 11 & 997 that the Township will act as project sponsor. He stated this date had been the deadline (submission) date and had received 17 engineering firms from mostly Pennsylvania and several from Maryland. He noted the next step is to narrow down to 3 and then request proposals from each and then award 1. He had requested 3 copies of "statements" from each interested firm: 1 set to forward to PennDOT liaison, 1 set for Township, and 1 set for engineer's office. Mr. Lambert stated he will prepare a type of score sheet that each Supervisor will use to review each submission, score, and hopefully be done by first week in September and then choose 3 at September 14 meeting. Supervisor Brookens asked the engineer if that would be enough time for the engineer and Supervisors to review. The Chairman also informed the engineer the Township plans to begin road paving project beginning September 7. Mr. Lambert then suggested moving the time frame to the September 28 Supervisors Meeting. He noted the Township can choose the engineering firm as long as the firm is PennDOT qualified. Therefore, it was determined that all scoring of each "statement" would be accomplished by September 20, make selection by September 24, consider approval at September 28 Supervisors Meeting.

On a motion by Travis L. Brookens, seconded by Charles D. Jamison, Jr., and by a vote of 2-0, the Board unanimously voted to authorize the payment of invoices as follows: Check Numbers 15716 through 15736, inclusive, to be paid from the General Fund; Check Number 1428 from the Electric Light Fund; and, Check Numbers 1848 thru 1850, 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 7:44 P.M..

Respectfully submitted,

Secretary