

August 9, 2011
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, August 9, 2011, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, following a Public Hearing regarding a request for Conditional Use Permit which was continued to September 27, 2011.

Present:

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

Daniel Bachman
Gregory Lambert
Diann Weller
Welton Fischer

Visitor: See list

The Chairman called the Regular Meeting to order at approximately 7:05 P. M..

The Minutes of the July 26, 2011 Public Hearing (two Hearings to be held but not advertised, therefore, will be held August 23, 2011 prior to Regular Meeting) shall stand approved as presented.

The Minutes of the July 26, 2011 Regular Meeting shall stand approved as presented.

A student, Eric Norcross, introduced himself to the Board stating he was in attendance to observe the meeting.

The Chairman stated there is a move state-wide to forward a resolution to (State) legislators to either repeal the Prevailing Wage Act of 1961 entirely or pass House Bill 1191 or Senate Bill 795. He noted the former (State) governor kept the Act for roadwork which greatly increased costs of jobs, etc and was not good for municipalities trying to keep costs under control and placed an undue burden on taxpayers. 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 to adopt Township **Resolution No. 8-2011** regarding a request to the Pennsylvania Legislature to either repeal the Prevailing Wage Act of 1961 entirely or pass House Bill 1191 or Senate Bill 795 and forward to the proper authorities.

The Chairman presented a "Municipal Service Agreement for Maintenance of Traffic Controls" submitted by Atlantic Transportation Systems, Inc. (ATS) stating they have been doing some work for the Township regarding traffic signals; former employee of (PA) Percs and started own company and work has been very satisfactory with prices much lower than former Percs. He also noted he would suggest another item be included in the agreement that the term of the contract be one year unless sixty days prior to the expiration date either party would submit in writing their desire to terminate. 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 Greene Township Board of Supervisors enter into a contractual agreement with Atlantic Transportation Systems, Inc. for maintenance of traffic signals and the term of contract shall be one year unless sixty days prior to that expiration date either party would submit in writing they wish to dissolve the agreement and if no objection, the

agreement would automatically roll over for an additional year. The Chairman asked the Township Solicitor to prepare the proper language of the new note to present to ATS for their review and acceptance or refusal.

The Chairman presented a quotation from Atlantic Transportation Systems, Inc. (ATS) to upgrade school zone signals at both Grandview Elementary and Scotland Elementary. He stated both signals are antiquated and need upgraded. The cost of work proposed at Grandview Elementary is \$2,890 per location for a total of \$5,780. The prices quoted include poles and the Township will dig the footers and remove all debris and ATS will place the poles at Grandview Elementary. He stated that the signals at Scotland Elementary only need to be changed from incandescent to LED at \$1,510 per location for a total of \$3,020 and the Township would be responsible for the disposal of old signals and wire. The total cost for both projects (Grandview Elementary and Scotland Elementary) is \$8,800. The Chairman noted a quote from PA Percs for just Grandview about a year-and-a-half ago was between \$18,000 and \$20,000. Supervisor Burns inquired if battery backups could be installed on these systems and the Chairman stated 'yes' and that ATS is currently compiling a cost for the entire Township as well as battery and generator backup. Supervisor Brookens inquired if impact fees could be used on the school zone signals and the Township Engineer, Gregory Lambert, stated that impact fees cannot be used because the impact fees must be used for traffic congestion so they (school zone) would be ineligible. 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 Greene Township Board of Supervisors would award the quotation to upgrade the school zone signals at both Grandview Elementary and Scotland Elementary to Atlantic Transportation Systems, Inc. at their total quotation of \$8,800 without backups and also investigate the costs of backups such as battery and generator.

Township Engineer, Gregory Lambert, presented a request for refund of remaining plan review escrow funds received on behalf of Corpus Christi/Valley Quarries, Project #11-004. Mr. Lambert stated this was a minor subdivision plan, final, and has been previously approved by the Board and would recommend a full refund of the remaining total of \$1,088. 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 refund of remaining plan review escrow funds for Corpus Christi/Valley Quarries, Project #11-004, be released in the amount of \$1,088.

Township Engineer, Gregory Lambert, presented a request for refund of remaining plan review escrow funds received on behalf of S & S Real Estate, LLC/Igloo Land Development Plan, Project #11-007. Mr. Lambert stated this was a land development plan with an original escrow amount of \$2,500 and after all approvals and improvements have been done, the remaining is a total of \$2,125.56. 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 refund of remaining plan review escrow funds for S & S Real Estate/Igloo Land Development Plan, Project #11-007, in the amount of \$2,125.56 be released.

The Board reviewed the Fayetteville Volunteer Fire Department Fire Police Monthly and Year-to-Date Reports and it was consensus of the Board the Reports be approved and accepted as submitted and become part of the official record.

The Zoning Officer reviewed the Monthly Zoning Office Report for July 2011 noting the three (3) plans for review on this Meeting's Agenda. It was consensus of the Board the Monthly Zoning Office Report shall stand approved as presented and become part of the official record.

The Zoning Officer presented a 1-lot Final Subdivision Plan for Randy Gsell; property off Houser Road; propose to subdivide lot for single-family dwelling on 1.2 acres with overall size of property is 23 acres; access to roads will be via a shared driveway and private right-of-way agreement noted on the plan and has been reviewed and approved by the Township Solicitor. 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 (7-12-11); on-lot septic system; planning module was approved by PA DEP (7-29-11); Guilford Water Authority approved (7-25-11); Franklin County Conservation District noted as 'adequate' (8-2-11); comments of the Planner and Township Engineer have been addressed and the Engineer recommended approval (8-4-11); plan was reviewed by Township Zoning office staff and recommended approval (8-9-11); requires transportation impact fee of \$1,086 (one trip in Zone 7); claimed to be exempted one time from recreation fee per Section 85-18.K.(4). The ZO noted the right-of-way in the area deviates from existing Locust Gap Road (State Forestry roadway) and will run along it. Supervisor Brookens asked if there would be any other user of the r-o-w and the ZO stated Guilford Water Authority (GWA) and the Township Solicitor stated the agreement is only between property owners and GWA would not be affected by this and reviewed the agreement again to verify and after reviewed stated that GWA simple has the right to use. The ZO noted that on the plan it is stated that GWA has an existing r-o-w and notes the page and volume numbers where recorded. The ZO stated that GWA is aware of the subdivision and received copies of the notice. 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 Randy Gsell 1-lot Final Subdivision Plan be approved as presented and at the issuance of a Land Use Permit the impact fee of \$1,086 be paid.

The Zoning Officer presented an 18-unit Preliminary Land Development Plan for Second State Enterprises; property located along Doron Drive and S.R. 0997 (Black Gap Road); propose three (3) apartment buildings with six (6) units each; previous stormwater plan was approved by the Board of Supervisors for this site. He noted this is a preliminary plan so a stormwater bond is determined at final stage. 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 (6-2-11); Greene Township Municipal Authority approved (6-9-11); planning module was approved by PA DEP (5-3-11); Guilford Water Authority approved (6-27-11); Franklin County Conservation District noted as 'adequate' (3-14-11); previous comments from Planner and Township Engineer have been addressed; plan was presented to the Township Planning Commission at their meeting held July 11 and following review, they recommended approval subject to all comments being satisfactorily addressed; transportation impact fee for this proposed project would be a total of \$19,668 and recreation impact fee would be a total of \$9,000. Mr. Lambert stated this is a revised plan of an original plan that had been submitted from new floodplain mapping and the developer elected to make design shifts and place fill in the flood plain area and a new stormwater plan was approved. The developer has now returned

this preliminary plan and it meets the ordinance requirements and the Engineer would now recommend approval. Supervisor Burns inquired if PennDOT would be looking at the expected traffic flow and Mr. Lambert stated 'no' because access will be onto Doron Drive. It was noted that previous comments from the Planner and the Township Engineer have been answered and Mr. Lambert noted his concern with the play area on a hill and the site has been changed. Supervisor Brookens asked if the 'fill' has been completed and Mr. Lambert stated that not all but is progressing. Supervisor Burns inquired as to soil compaction and Mr. Lambert stated the Township has no control over that as to what type of testing is being done, etc. The Chairman inquired if CCIS (Commonwealth Code Inspection Service, Inc.) has any input and Board Members were not certain but thought there might be. 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 18-unit Preliminary Land Development Plan for Second State Enterprises be approved as presented and that all comments of the planner and Township Engineer be addressed at the final plan stage and the recreation impact fees be paid at the final plan stage as well.

The Zoning Officer presented a 1-lot Final Subdivision/Land Development Plan for Dollar General Store; property located in Highway Commercial (HC) zoning district at the intersection of S.R. 0030 (Route 30 East) and Fayetteville East Main Street; proposed construction of retail store (Dollar General), approximately 13,000 square feet in size; propose two (2) means of access, one (1) onto Fayetteville Main Street and one (1) onto Route 30 East (of Fayetteville). 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 (11-24-10); Greene Township Municipal Authority approved (3-11-11); module previously approved by PA DEP (1-16-97); Guilford Water Authority noted as 'can serve' (11-16-10); Highway Occupancy Permits (HOPs) pending from PennDOT; Franklin County Conservation District noted as 'adequate' (7-11-11); Township Engineer reviewed revised plan and stated submission appears to satisfactorily address all of previous comments and concerns with a recommended stormwater bond in the total amount of \$17,600; plan reviewed by Township Planning Commission at their meeting held July 11, 2011 and recommended approval subject to comments being addressed regarding the HOP and that access onto Fayetteville Main Street be gated because of the concern that a 'thoroughfare' would occur between the two (2) main streets and a speed bump has been placed in the parking lot; will require transportation impact fees for a total of \$41,268. The Chairman inquired if Dollar General will be able to hook to public sewer immediately and the ZO stated 'no' due to all (existing) used up. Mr. Lambert stated he spoke with GTMA's engineer and that something may become available possibly at end of this month. Supervisor Brookens inquired as to when the bond is posted and Mr. Lambert stated that once the bond is posted, the permit does become approved. Mr. Lambert stated the person submitting the plan is only the site developer and Dollar General will actually post the bonds. 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 1-lot Final Subdivision/Land Development Plan for Dollar General be approved with conditions: (1) the plan not be released from the Township until such time they have received approval from GTMA for sewer connection; (2) proof is received of an executed copy of the HOP; (3) stormwater bond is posted in the amount of \$17,600; and, (4) the transportation impact fee of \$41,268 is paid at time of application for land use permit.

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 presented as follows: Check Numbers 16807 through 16827, inclusive, to be paid from the General Fund; Check Number 1452 to be paid from the Electric Light Fund; and, Check Numbers 1966 and 1967 to be paid from the Liquid Fuels Fund.

There being no further business before the Board for this Regular Meeting, the Chairman adjourned at approximately 7:53 P.M..

Respectfully submitted,

Secretary