

August 27, 2013
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, August 27, 2013, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, following a Public Hearing regarding sewer permit provisions.

Present:

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

Gregory Lambert
Daniel Bachman
Diann Weller
Welton J. Fischer

Visitors:

The Chairman called the Regular Meeting to order at approximately 8:09 P. M..

The Minutes of the Public Hearing held August 13, 2013 regarding Conditional Use Permit request for solar energy conversion system, Wilson College/Fulton Farm shall stand approved as presented.

The Minutes from the Regular Meeting held August 13, 2013 shall stand approved as presented.

Resident Eric Wenrick inquired as to the "Rails to Trails" that no one is being notified and what is the status because of several neighbors "getting different stories" as to what is going to happen to their properties, etc. Supervisor Todd Burns stated there is no active program at this time and only the feasibility study has been completed and as a Board have not decided if they are going to move forward; basically trying to understand the feasibility study. He further noted that at this point it is not known if there is any additional progress other than the feasibility study being completed. The Chairman noted the Board would have to review the feasibility study and explained that because there is no other information available at this time and because of the full, very lengthy agenda this evening, there would be no further discussion. Mr. Wenrick stated he had been approached by neighbors asking what was happening and was just taking the opportunity under "Public Comment". The Chairman stated Mr. Wenrick had been informed of the full agenda, etc when he placed a call to the office this date and that any inquiries should be directed to Supervisor Burns during regular business hours. Mr. Wenrick thanked the Board for their time and assistance.

The Township Solicitor noted there is a small parcel the Township leases at the Park from Norfolk/Southern railroad and N/S had notified the Township they would be increasing the annual lease fee from the current \$650 to \$850 per year. He stated that after numerous issues regarding wording, who owned what items (i.e. fence, etc), and sending revisions back and forth, he finally received an acceptable, correct lease agreement for the Board's consideration. Supervisor Burns inquired as to the time frame of the lease and the Solicitor stated it is parallel to the original lease and would begin September 1 (2013). 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 Norfolk/Southern Lease Agreement be approved as presented. The Solicitor stated he would like to have the appropriate signatures early the following morning to then forward to Norfolk/Southern.

The Board reviewed and considered correspondence from Smith Elliott Kearns & Company, LLC regarding third-party administration and compliance services regarding the Township Pension Plan. Supervisor Todd Burns noted they (SEK&Co) have been doing a very good job over the years. Following their 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 Smith Elliott Kearns & Company, LLC be approved to provide third-party administration and compliance services in connection with the Township Plan as presented and authorize the Chairman to sign the letter of understanding on behalf of the Board of Supervisors.

The Board reviewed and considered correspondence from Smith Elliott Kearns & Company, LLC regarding services to prepare financial statements in connection with the Township Pension Plan. 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 to approve Smith Elliott Kearns & Company, LLC to provide services in preparing financial statements in connection with the Township Pension Plan and authorize the Chairman to sign the letter of understanding on behalf of the Board of Supervisors.

The Board reviewed and considered correspondence from Smith Elliott Kearns & Company, LLC regarding services in connection with the Township Section 457 Plan. 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 to approve that Smith Elliott Kearns & Company, LLC provide services in connection with the Township Section 457 Plan and authorize the Chairman to sign the letter of understanding on behalf of the Board of Supervisors.

The Chairman noted that in reference to the Public Hearing held prior to this Regular Meeting regarding sewer issues it was required to forward to PA DEP a "Consent Order". It has been reviewed and forwarded back and forth to Harrisburg and was amended slightly. 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 PA DEP Consent Order be approved as presented and the appropriate signatures be applied.

The Chairman stated he had reviewed a request from Franklin Fire Company No. 4 regarding box alarms and agrees with them which included a major modification regarding Company 13 (Letterkenny Army Depot) being the largest portion due to limitations of Company 13 response; he stated everything was in order. 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 alarms for Franklin Fire Company No. 4 be approved and the appropriate signatures be attached.

The Township Engineer presented a request for refund of escrow for the David H. Martin Excavating Stormwater Management Plan in the amount of \$425.00, noting it was for the Rocky Springs fill area that was previously approved. The original escrow amount received was \$750.00 with \$325.00 being expended in fees; no amount needed to be retained; recommended full refund of the remaining \$425.00 be returned. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to approve the request for escrow refund and the remaining amount of \$425.00 be released.

The Board reviewed the Fayetteville Volunteer Fire Department Fire Police Report for July 2013 and it was consensus of the Board the Report shall be accepted as presented.

The Zoning Officer presented a Parking and Circulation Plan for Unity in Christ Church; property located along Philadelphia Avenue; needed to satisfy requirement for change in use. Plan was reviewed by Township Planning Commission at their last meeting and recommended approval subject to clarification of the seating; seating is 168 adults which is much less than the 280 maximum allowed before additional parking spaces would be required. The Township Engineer stated he had also reviewed the Plan and his only comment was also regarding the seating and recommended approval. Supervisor Brookens inquired as to the Planner's comment that the handicap parking spaces provided do not meet the current standards for ADA compliance. The Zoning Officer noted they have in excess of the parking requirements and that the Building Code would look at that comment and stated he did not know how they would handle existing spaces. The Zoning Officer noted there was a plan for the former Lighthouse Restaurant long ago and they would have needed more parking than this use but the Restaurant had agreements with adjoining properties to accommodate any overflow parking needs. 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 Parking and Circulation Plan for Unity in Christ Church be approved with the condition that ADA requirements according to the Planner's comment be addressed and any other pertinent information on that list.

The Zoning Officer presented a corrected plan being submitted for Marcella Drive; subdivision was approved in 2010 and re-approved in 2011. The original plan approved showed that Marcella was to be a private roadway off McCleary Drive but the developer now wishes to dedicate it to the Township and has revised the plan to show it is no longer private. The ZO noted the comment regarding the "access easement" stating the easement has been extinguished and shown as such on the plan. The ZO stated the plan was staff reviewed. The Solicitor noted that when the original plan was presented, the neighboring church had an easement with the developer and the Township would not accept the street for dedication so when the Solicitor informed the developer of this, the developer revised the plan to indicate that. The Solicitor also cautioned that Marcella Drive is constructed to Township specifications. The Chairman stated he and the Township Engineer had inspected the construction, found it built to Township specifications, and approved it. 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 accept the corrected plan for Marcella Drive as presented.

The Zoning Officer presented a 1-lot Final Land Development Plan for Roger Wingert; property located off Philadelphia Avenue; proposed addition to commercial building. A copy of the *Approval Checklist* with comments from the various reviewing agencies was distributed to each Board Member for their review as follows: Franklin County Planning Commission – reviewed with no comment (6.28.13); Greene Township Municipal Authority – reviewed with no comment; Guilford Water Authority – approved (7.27.13); Franklin County Conservation District – adequate (7.22.13); Township Planner – previous comments addressed and would recommend approval pending County Conservation District

and Township Engineer approval (8.19.13); Township Engineer – comments have been addressed and would recommend approval (8.27.13); Township Planning Commission reviewed at their meeting held August 12 (2013) and recommended approval subject to comments being addressed as well as any required impact fees. The Zoning Officer stated he had talked to Jim Cullison regarding any impact fees and because there are no additional personnel being added, it would not generate any additional fees. The Township Engineer stated that parking was not shown on the previous plan but now has been on this plan and would recommend approval. The Chairman inquired if the ‘berm’ had been constructed and the Engineer stated it would just be an extension of a berm already there and the new berm would be part of that construction. 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 Roger Wingert 1-lot Final Land Development Plan be approved as presented.

The Township Solicitor presented a proposed amendment to the Township Code relating to industrial discharges (waste) and stated it was something dictated to the Borough (of Chambersburg) by the federal government and the Borough has passed on to Greene Township. He briefly outlined the parts being proposed to be inserted in the Township Code, specifically in Chapter 67. The Chairman inquired if the Municipal (Sewer) Authority has reviewed the proposed amendment, stated he had sent it to them, but ultimately no one has a choice in the matter since the federal government gave the directive. Supervisor Brookens inquired if there was any time limit when this had to be adopted and the Solicitor stated there was not that he knows of, that a public hearing must be held, and was requesting the Board to schedule a date for that hearing and take care of the matter now. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that a Public Hearing be set to consider the proposed amendment ordinance for industrial waste treatment at the Borough of Chambersburg Treatment Plant with the Municipal Authority for Tuesday, October 8, 2013, at 7:00 P.M., prevailing time, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA 17254.

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 payment of invoices as follows: Check Numbers 20506 through 20535, inclusive, to be paid from the General Fund; Check Numbers 3048 through 3053, inclusive, to be paid from the Liquid Fuels Fund; and, Check Numbers 2019 and 2020 to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 8:36 P.M..

Respectfully submitted,

Secretary