

September 11, 2012  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, September 11, 2012 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

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

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 Chairman inquired if there were any students in the audience and three (3) identified themselves, one from Shippensburg University and two from Chambersburg Senior High School. The Chairman asked the students to introduce themselves, be sure to sign the attendance sheet, and if there were any questions, they should feel free to ask during the Meeting, or ask after the Meeting was adjourned. He welcomed and thanked the students for attending.

The Chairman asked all those in attendance to observe a moment of silence in memory of the 11<sup>th</sup> Anniversary of "9-11".

The Minutes of the Regular Meeting held August 28, 2012 shall stand approved as presented.

The Chairman presented a request for farm preservation of 59.2797 acres located on Molly Pitcher Highway owned by Ernest Rotz and Harry Rotz, Jr.. He explained the Township will contribute up to \$200,000 total for both this request and the one to follow as budgeted for farm preservation. He stated that once that farm is purchased it must stay as a farm operation forever. He further explained the property could be sold to another farming family but it must remain as farming or agriculture. Supervisor Burns inquired as to the amounts being contributed by both the County (\$10,000) and State (\$18,199.25) referring to the low amounts that both are contributing compared to the Township's (\$120,000). He stated he is certainly not opposed to farming but questioning why the low amounts for both County and State compared to the Township's. Supervisor Brookens also stated he certainly is in favor of preserving farmland but has a hard time spending monies where development is not being done much at all, if any, and with what the Township is contributing, would like the Township to have more 'say' in the choice of land. He stated he understands the Township may budget on an annual basis for open space and preservation but the Township is not obligated to spend the monies. The Chairman stated these two farms have been approved for three (3) years and the County had questioned if they would receive funds for all three years total and the Chairman stated 'no'. The Chairman further noted that when this was created, it was based on the 'pressure' of encroaching development and these farms are not located in 'infrastructure' areas. Supervisor Burns noted in reference to the 'pressure' that just because the economy is down, this is the time to protect properties and when you get to the point of

development, it is too late because of engineers, developers, contractors, etc working at least a year or more ahead; he voiced his concern why it had been approved three (3) years ago but just now being presented to the Township. The Chairman stated that at this time the purchase price is down; some benefit and some downfall. Supervisor Burns stated he would like the process reviewed. Resident Shawn Corwell noted the amounts being contributed by the County and State and inquired as to the Township's contribution; Supervisor Brookens noted the Township's contribution. Student Karissa Sutton asked what some of the downfalls were and Supervisor Burns noted mainly the cost. Township Solicitor, Welton Fischer, briefly explained to those students in attendance that the Township is not purchasing the land, just the right that the land be used for farming only. The Chairman and Solicitor both stated that if the farmer wanted to sell the land, he could but the land can only be used for farming operation, not development, etc. Township Engineer, Greg Lambert, noted there are certain tax advantages for keeping farmland preserved. Following discussion and review, on a motion by Todd E. Burns, seconded by Charles D. Jamison, Jr., and by a vote of 2-1, with Travis L. Brookens opposed, the Board voted to authorize the signature of the sales agreement received from the County for property located on Molly Pitcher Highway and owned by Ernest Rotz and Harry Rotz, Jr., for farmland preservation of 75% of the conservation easement value of \$148,199.25 (Township contribution - \$120,000; County contribution - \$10,000; and, State contribution - \$18,199.25).

The Chairman then presented consideration of 49.7365 acres for farm preservation for property located on White Church Road owned by Norman Gene Feldman and Jeffrey L. Feldman. The Chairman noted the following breakdown of the contributions being sought: Township - \$80,000; County - \$10,000; and, State - \$19,917.67; total 85% of conservation easement value of \$109,917.67. Supervisor Burns inquired if this farm was beside Forrester Farm Equipment and the Chairman noted this property is adjacent to the (IESI) Landfill. The Chairman further noted there is infrastructure adjacent to the property and there are pros and cons with it as well. Following review and consideration, on a motion by Charles D. Jamison, Jr., seconded by Todd E. Burns, and by a vote of 2-1, with Travis L. Brookens opposed, the Board voted to authorize the signature of the sales agreement received from the County for property located on White Church Road owned by Norman Gene Feldman and Jeffrey L. Feldman, for farmland preservation of 85% of the conservation easement value of \$109,917.67 (Township - \$80,000; County - \$10,000; and, State - \$19,917.67).

The Chairman stated that he and the Township Engineer were searching for members to appoint to the Greene Township Impact Fee Advisory Committee to fulfill vacancies created by either appointment to other Township Committees and/or by person(s) being deceased. The Chairman noted the following two (2) persons being considered: one present at this Meeting and being Mr. Rodney Gettig, retired Lt. Col and Director of Public Works at Letterkenny Army Depot, residing on Mt. Union Road; and, the other candidate is Mr. William (Bill) Kick, engineer with Martin & Martin, Inc., having moved recently into the Township. The Chairman noted the Committee is presently short three alternates and two members and these two persons would be appointed as 'members'. Student Karissa Sutton asked 'what is the Impact Fee Committee', and the Chairman asked the Township Engineer to explain. Mr. Lambert stated briefly that more people are coming into the Township using the roadways which is hard on the roads so the Township now asks developers to pay 'traffic

impact fees'. The Committee oversees assessing fees and charging developers various fees in order to bring in revenue to assist the Township with expenses for maintaining and/or upgrading the Township's roads. The Chairman noted to the students that a prime example was the Chambersburg Mall whereby they paid for the traffic signals, etc, although the signals belong to the Township and we are responsible to maintain, etc.. 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 that two (2) Members be appointed to the Greene Township Impact Fee Advisory Committee and those individuals will be as follows: Rodney Gettig, Mt. Union Road; and, William Kick of Scot-Greene Estates.

The Chairman presented consideration of Smith Elliott Kearns & Company, LLC (Chambersburg) to provide third-party administration and compliance services in connection with Township Pension Plan, stating it is needed annually to sign the letter of agreement. 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 authorized to provide third-party administration and compliance services in connection with the Township Pension Plan and authorize the Chairman to the sign the letter of understanding on behalf of the Township Board of Supervisors.

The Chairman presented consideration of Smith Elliott Kearns & Company, LLC (Chambersburg) to provide services in preparing financial statements in connection with Township Pension Plan, stating it is needed annually to sign the letter of agreement. On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted that Smith Elliott Kearns & Company, LLC be authorized 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 Township Board of Supervisors.

The Chairman presented consideration of Smith Elliott Kearns & Company, LLC (Chambersburg) to provide services in connection with Township Section 457 Plan, stating it is needed annually to sign a letter of agreement. 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 authorized to provide services in connection with the Township Section 457 Plan and authorize the Chairman to sign a letter of understanding on behalf of the Township Board of Supervisors.

Each Board Member received a copy of the Fayetteville Volunteer Fire Department Fire Police Monthly (August 2012) and Year-to-Date Reports for their review and consideration. It was consensus of the Board the Reports be accepted as presented and become part of the official record.

The Zoning Officer reviewed the Monthly (August 2012) Zoning Office Report with the Board having each received a copy. Following review and hearing no objections, it was consensus of the Board to accept the Monthly (August 2012) Zoning Office Report and it shall stand approved as presented and become part of the official record.

The Township Engineer, Greg Lambert, presented a request for bond release received from David H. Martin Excavating, Inc. for Orchard Estates, Phase IV. Mr. Lambert stated he had previously inspected the project in May 2011 and had prepared a punch list of items at that time. He since has been working with the contractor to resolve the four or five deficiencies which they have corrected (all) and he would now recommend that the Board release the bond being held in the full amount of \$3,300. 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 request for bond release for Orchard Estates, Phase IV, in the amount of \$3,300, be released and returned to the developer.

The Zoning Officer presented a request for review time extension of ninety (90) days received from Dennis E. Black Engineering, Inc. for Letterkenny Industrial Development Authority (LIDA) Parcel 27B Land Development Plan; current deadline is September 17, 2012; first extension to be requested. The Zoning Officer stated he had spoken with Mr. Lance Kegerreis regarding a matter with the Fish and Game Commission and Mr. Kegerreis stated they are working with the Commission regarding a possible endangered species. 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 request for review time extension for Letterkenny Industrial Development Authority (LIDA) Parcel 27B Land Development Plan be granted an additional ninety (90) days commencing September 17, 2012 forward.

There were no Subdivision and/or Land Development Plans submitted for this Meeting.

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 follows: Check Numbers 18073 through 18099, inclusive, to be paid from the General Fund; and, Check Numbers 2114 through 2116, 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 7:34 P.M..

Respectfully submitted,

---

Secretary