

The Greene Township Board of Supervisors held their regular meeting on Tuesday, September 22, 2020 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202. (Note: Due to COVID-19, all persons maintained an additional distance during this meeting.)

Present:

Todd E. Burns	Gregory Lambert
Travis L. Brookens	Lindsay Loney
Shawn M. Corwell	Kurt Williams
Daniel Bachman	

Visitors: Glenn Shetter, Kip Feldman, Brian McNew

The Chairman called the Meeting to order at noon.

The Minutes of the Regular Meeting held September 8, 2020 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment; there was none offered.

The Chairman proposed extending the bid date for the Scotland Dam Stream Enhancement Project. He noted that some revisions were made to the bid documents, and as a result, the project was not put out for bid or advertised. The documents are now complete and ready to go out for bid. The Chairman recommended extending the bid date to October 27th. 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 extend the bid date for the Scotland Dam Stream Enhancement Project to Tuesday, October 27th at noon. Bids shall be received no later than Monday, October 26th at 3 p.m. at the Greene Township Municipal Office.

The Chairman informed the Board that a Public Hearing date needs to be set for the update to the Greene Township Noise Ordinance. Supervisor Corwell inquired if this is considered an amendment to the Ordinance or a new Ordinance. The Solicitor responded that the draft Ordinance he reviewed could stand on its own. Therefore it is a repeal of the existing Ordinance and replacing with a new one. It is an amendment, but in effect it is an appeal as well. 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 advertise a Public Hearing regarding the Greene Township Noise Ordinance on November 10th at 7 p.m. to be held at the Greene Township meeting room.

The Zoning Officer (ZO) presented a request for a 90 day time extension for the Sunset Storage 1 Lot Final Land Development Plan. The plan was tabled by the Planning Commission, and the applicant is making progress towards the comments provided. The ZO noted that he received a letter today from the Franklin County Conservation District stating they have begun their review of the project. This is the first extension for this plan; the current deadline is October 23rd. 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 a 90 day review time extension for the Sunset Storage 1 Lot Final Land Development Plan, commencing October 23, 2020.

The ZO presented a request for waiver of Greene Township Code 85-51.A, Requirement to Construct Sidewalks for the Tycobrit 6 Lot Final Subdivision Plan. The plan is located at the east end of Fayetteville, along Main Street (former Ralph Tolbert property). The plan proposes a subdivision for

the construction of six (6) single family dwellings. There will be two (2) driveways out onto Main Street, Fayetteville (PennDOT highway). A letter from John Snyder (SLD Planning & Consulting) was provided to the Board members. The request was originally for a waiver of curbs and sidewalks, but curbs are not required for this plan. The Greene Township Code states that sidewalks are required along the fronting street, in this case Main Street Fayetteville. The request notes that Main Street Fayetteville is a PennDOT roadway and no sidewalks exist in the area. Secondly, the private shared driveways will not have sidewalks within the development to maintain the rural characteristics of the development. The ZO reported that the closest property to the west with any sort of sidewalk is across from McCrossen Drive. The closest property to the east is the Dollar General store. The ZO noted that when these waivers were granted in the past, the Board reserved the right to require construction of sidewalks in the future and also required the plans to show where those sidewalks would be. The Solicitor asked if there is a requirement for internal sidewalks; the ZO responded not for districts of this density. 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 waiver of Greene Township Code 85-51.A, Requirement to Construct Sidewalks for the Tycobrit 6 Lot Final Subdivision Plan, with the condition that the sidewalks will be shown on the plan and a note will be placed on the plan that if the Township deems sidewalks necessary in the future, the sidewalks will be constructed at the owner's expense.

The ZO presented a request for acknowledgement of Phase 7 Land Parcels to be conveyed to Letterkenny Industrial Development Authority (LIDA). The ZO explained that this is another phase of the federal government turning properties over to private ownership. The parcels do not have boundaries designated because they are currently under government ownership. The first parcel is bounded by Arkansas Ave and Advantage Ave and Capital Ave in the rear. The second parcel is bounded by Arkansas Ave and Advantage Ave and Opportunity Ave in the rear. The parcels total just over eight (8) acres in size. The plans were prepared by Dennis E. Black Engineering. The ZO noted that the purpose of the Board's acknowledgement is mainly just to stamp the plans so they can be recorded at the courthouse. Once they are recorded at the courthouse, they can be offered for sale. The ZO stated that the Township has done this for other phases, the most recent being in 2014. Mr. Kip Feldman (representative from LIDA) informed the Board that Phase 6 of the transfers should be done in 2021, and there will be one more transfer after that. 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 acknowledge Phase 7 Land Parcels to be conveyed to Letterkenny Industrial Development Authority (LIDA) and to provide the stamped drawings to them for reporting purposes.

Supervisor Corwell reminded the Board that every year for the past several years, the Township has provided donations to the local fire departments twice a year. He noted that it is a little early this year; donations are usually done in October/November. However, because of Covid he would like to get the donations out earlier to see what is left in the budget in anticipation of additional funding requests. The donations are proposed as follows: Fayetteville Volunteer Fire Department \$31,801, Franklin Volunteer Fire Company \$21,879, Pleasant Hall Volunteer Fire Department \$7,500 and West End Fire & Rescue \$7,500. 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 authorize release of the second half donations to the local fire departments as follows: Fayetteville Volunteer Fire Department \$31,801, Franklin Volunteer Fire Company \$21,879, Pleasant Hall Volunteer Fire Department \$7,500 and West End Fire & Rescue \$7,500.

The Township Engineer presented a list of outstanding escrows to be refunded related to completed subdivision plans. There are a total of seven (7) escrow accounts with balances to be refunded; a complete list of accounts is attached to the meeting minutes. The Engineer noted that all of

the plans are complete, and there are no remaining inspections to be done. Supervisor Brookens asked why the Thomasville Properties escrow was being refunded to Mann Investments. The Treasurer explained that the original escrow was posted by Thomasville Properties in 2015. A partial refund was given in 2016 when the plan was approved, but \$500 was retained for future inspection fees. When Mann Investments purchased the property in 2017, the Township received a check from Mann Investments for \$500, and the Township refunded \$500 to Thomasville Properties. Therefore the \$500 should be returned to Mann Investments. 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 approve the release of the seven (7) escrow balances for completed zoning plans, as identified on the attached list dated September 22, 2020.

The Chairman presented two letters addressed to the Franklin County Commissioners regarding Phase II of the North Chambersburg Improvements Project (NCIP II). The purpose of the letters is to notify the Commissioners of the Township's commitment to proceed with NCIP II and to request the County's support for the project as well as the associated Multimodal Transportation Funds (MTF) requests to PennDOT and the Commonwealth Financing Authority (CFA). The Chairman reminded the Board that back in August, the Board voted to apply for the CFA MTF grant. Since then, the PennDOT MTF application has opened up again. The Chairman stated that it would be wise to apply for both incase the CFA MTF does not come through. He made note that the Township applied for PennDOT monies last year but was not awarded any funding. 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 authorize the Chairman to sign and send the funding commitment letters to the Franklin County Commissioners regarding the North Chambersburg Improvements Project, Phase II and the Township's intent to apply for the PennDOT Multimodal Transportation Funds grant as well as the Commonwealth Financing Authority Multimodal Transportation Funds grant.

The Chairman presented two funding commitment letters to be provided with grant applications for the North Chambersburg Improvements Project, Phase II – one to the Commonwealth Financing Authority and one to PennDOT. 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 authorize the Chairman to sign and send the funding commitment letters to PennDOT and PA Department of Community & Economic Development regarding the North Chambersburg Improvements Project, Phase II.

The Solicitor informed the Board that he received the appeal from Jaindl regarding the ZHB decision on the special legislation challenge. The Solicitor stated that he expects this appeal will be consolidated with the pending ordinance doctrine case. It will be several months until that gets going in Franklin County. The Solicitor noted that he had been on the phone this week with general council at Letterkenny regarding the jurisdiction in Letterkenny, particularly on Coffey Avenue. The council is new to the area and was excited to hear from the Township. He would like to have the Supervisors over for a tour of the area. The Solicitor advised that there is an old Memorandum of Understanding between the base and the Pennsylvania State Police that may need updated. The Solicitor reminded the Board that a hearing date has been scheduled for the HR Recycling facility. He also noted that he has been working with the ZO on a possible subdivision off of Perry Road; the plan is more like an easement for the telephone company building. He informed the ZO that the plan does not appear to be recorded, but the easements were. The plan was signed, but not recorded. The ZO advised that he notified the realtor of that, and they were going to discuss it with the property owner.

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 28938 through 28968, two ACH transactions and two credit card transactions to be paid from the general fund, check numbers 3662 through 3669 to be paid from the liquid fuels fund and check number 2213 and one ACH transaction to be paid from the electric light fund.

There being no further business before the Board for this meeting, the Chairman adjourned at approximately 12:37 p.m.

Respectfully submitted,

Treasurer/Assistant Secretary