

September 27, 2016
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors held a Regular Meeting on Tuesday, September 27, 2016 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Todd E. Burns
Travis L. Brookens
Shawn M. Corwell

Gregory Lambert
Daniel Bachman
Diann Weller

Visitors: See list

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

The Minutes of the Regular Meeting held September 13, 2016 shall become part of the official record.

There was no public comment from those in attendance. The Chairman noted the presence of several school students; he welcomed them; informed them if they had any questions during the Meeting to feel free to ask and if not, could ask after the Meeting.

The Chairman noted receipt of two sealed bids for 2016 Striping and Marking and upon opening and reading said bids several questions arose regarding one of the bids. The Chairman then asked the Township Engineer to continue. The Engineer stated the Township had received two bids; one from Alpha Space Control of Chambersburg and one from O H Striping located in Corning, New York. He checked into both companies and his research found the bids were relatively the same and it needed to be determined which company would more competently provide the work to the Township. He had conversations with O H Striping this date and learned the following information: company began within last two years part-time and then just this summer began full-time; has done some work for New York DOT and some in Pennsylvania. He further noted that O H would not be able to start the job until the end of November because he is near his (insurance) ceiling, therefore, he would need to complete some current jobs in order to free up more insurance for coverage as required in the Township contract specifications. The Engineer expressed concern because of past experience when the Township had taken a chance on a company in the past and had a negative experience. He noted the Township has had much success with Alpha over the years. Supervisor Brookens asked the Engineer if presently the Township was under any time frame to get the striping done and the Engineer stated there is no real season but certainly would want it done before any chances of severe cold and/or inclement weather. The Chairman commented the painting could not be done below freezing and the road work should be finished by the middle of October. Both Supervisor Brookens and Supervisor Corwell agreed with the Chairman's comments. The Chairman noted the problem of vehicles following too closely to the vehicle(s) painting lines and also not following signage, and getting paint on their (personal) vehicles which has always been handled by Alpha when they had the contract. It would be very difficult to get someone who is four hours away to handle in the same manner. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to award the 2016 Striping and Marking contract to Alpha Space Control Co., Inc. in the amount of \$103,438.20.

The Zoning Officer presented a request from Vince Elbel, Township Sewage Enforcement Officer, for a sewer tap-in for property of Tom Brookens on Knob Hill Road. A subdivision plan has been received by the Township; proposes one-lot subdivision for future single family dwelling; would require one edu per day; Greene Township Municipal Authority and the Borough of Chambersburg have both signed off. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 2-0-1, with Supervisor Travis L. Brookens abstaining due to being a family member, the Board voted to adopt Township **Resolution No. 19-2016** from Vince Elbel, Township Sewage Enforcement Officer, for sewer tap-in for property of Tom Brookens on Knob Hill Road.

The Township Engineer presented a request for refund of the remaining plan review escrow for Divinity Investments Lot Addition Plan, Project #16-014, in the amount of \$1,023.50; plan involved a very small lot addition. Submitted was an original escrow of \$1,500; \$476.50 was expended in fees; no retainage being required by the Township; Engineer recommended release of full refund of the remaining escrow in the amount of \$1,203.50; check to be made payable to Jay and Barbara Boushell. 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 refund of the remaining plan review escrow for Divinity Investments Lot Addition Plan, Project #16-014, in the amount of \$1,023.50 and the check to be made payable to Jay and Barbara Boushell.

The Township Engineer presented a request for refund of the remaining plan review escrow for Tri-State Homes, 2-lot Final Subdivision/Lot Addition Plan, Project #16-015, in the amount of \$1,072.50; plan was approved by the Board the previous month; property located along Black Gap Road for two-lot subdivision/lot additional with a house being constructed at present. Submitted was an original escrow of \$1,500; \$427.50 expended in fees; no retainage being required by the Township; Engineer recommended release of full refund of the remaining escrow in the amount of \$1,072.50; check to be made payable to Aaron Horton. 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 request for refund of the remaining plan review escrow for Tri-State Homes, 2-lot Final Subdivision/Lot Addition Plan, Project #16-015, in the amount of \$1,072.50 and the check to be made payable to Aaron Horton.

The Township Engineer presented a request for storm water management plan for Sycamore Meadows detention modifications on property owned by Ryan Brown. He stated Mr. Brown had approached him regarding a lot that he owns in Sycamore Meadows with a large detention basins that has been filled in and the basin has become unmaintainable due to weeds and other issues on the lot. The Engineer met with the owner and contractor on site and understood the various issues that were plaguing the lot; i.e. basin berms were too high, grading needed, etc. He consulted with the original basin designer and noted the original pond was designed as a dual sediment/detention basin and upon review noted that proper drainage was not occurring due to the basins designed at that time were in fact typically overdesigned to accommodate for unrealistic sediment capacity. The plan modifications provided proposes to

lower the berms and use the excess material from the berms to establish a permanent basin bottom and thus more easily to maintain. Following his review of the proposed modifications, the Engineer stated he was satisfied the basin would now be in compliance with the Township's current storm water ordinance and would recommend approval. He further noted that Mr. Brown desires to build a house on the lot. The Chairman asked if Mr. Brown hoped to be done yet this year and the Engineer stated that Mr. Brown hoped to get the house under construction. Supervisor Brookens inquired if anything else could be utilized in the detention basin with the modifications and the Engineer stated it could not because there are notes on the plan as to no structures, etc being permitted in the basin area. Supervisor Brookens then inquired if this plan would need to be recorded and the Engineer did not think so due to the mechanics not being changed. Supervisor Brookens voiced concern that this deals with something that has already been recorded and the Engineer stated it certainly could be recorded and Supervisor Brookens noted he would be more comfortable if it was recorded. The Chairman agreed with Supervisor Brookens request and would agree as well that the modifications would make the basin more easily maintainable. Supervisor Corwell inquired if the disturbance would be over an acre and the Engineer stated that Jeryl Martin (David H. Martin Excavating, Inc.) contacted Mary Ann at the Conservation District and she did not seem to have a problem with it and left the storm water aspects up to the Township. 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 approval of the storm water management plan for Sycamore Meadows detention modifications on the Ryan Brown property with condition that the plan be recorded.

The Township Engineer presented a request for bond reduction for Gemcraft Homes Forest Hill, LLC for the Sunset Townhomes Development. The Townhomes Development is complete except for one block and Gemcraft is requesting a reduction in the original insurance bond of \$45,815 the Township currently holds. The Engineer met with the developer on site and informed them why the bond was such an amount; i.e. construction of sidewalks, seeding and mulching, maintenance of pond and swales, and general maintenance of the site. The Engineer stated that since that meeting, the developer has completed much of the work needed in addition to showing what has not been maintained and they have done some maintenance in the past few weeks. Therefore, the Engineer stated he would recommend a total reduction of \$24,068 from the original \$45,815 with the Township retaining \$21,747 until the completion of all remaining work has been done. The Engineer stated that Gemcraft wishes to place the remaining amount either in cash or a letter of credit; they wish to do away with the insurance bond; the insurance bond does not have an expiration date. The Chairman asked if the developer will finish the remaining work yet this year and the Engineer stated it seemed they may want to but he was not sure at this time. Supervisor Corwell noted the seeding and mulching of a basin and asked who would be responsible for the maintenance of that basin. The Engineer thought property owners adjacent to the basin; nothing for the Township. It was further noted that since there is an HOA, they would be charged with maintaining the basin. 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 bond reduction for Gemcraft Homes Forest Hill, LLC in the amount of \$24,068 and prior to the Township returning the original insurance bond, all items have been constructed and the new bond amount has been posted to the Township.

The Township Engineer presented a request to release the remaining \$1,560 regarding a bond reduction for William and Susan Naugle development along Smoketown Road approved at the September 13, 2016 Meeting. He stated that since the September 13 Meeting, Mr. Naugle has had a contractor complete the stormwater basin in the development to the satisfaction of the Township Engineer, therefore, he would recommend release of the full remaining \$1,560 bond. 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 approval for the release of the remaining \$1,560 from the bond reduction for William and Susan Naugle development along Smoketown Road.

The Zoning Officer presented and reviewed the Monthly Zoning Office Report for the month of August, a copy of which each Board Member received. Hearing no further comments, the Monthly Zoning Office Report shall become part of the official record.

The Zoning Officer presented a request for refund of a fee paid for an *Application for Land Use Permit* submitted by Greg Daniel in the amount of \$10.00. Mr. Daniel proposed to install a fence, however, it was discovered there were two Guilford Water Authority line easements located on his property that would be greatly impacted by the location where he wanted to place the fence. Mr. Daniel requested permission from GWA to place the fence, however, GWA denied his request. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to approve the request for refund of an *Application for Land Use Permit* fee in the amount of \$10.00 to Mr. Greg Daniel.

The Zoning Officer read correspondence received from Joseph McDowell of Martin and Martin, Inc. on behalf of client, IESI Blue Ridge Landfill Corp., Project #16-006, requesting a waiver from Greene Township Code 85-51.A., *Requirement to Install Sidewalks*. The ZO stated the Township has previously granted the waiver request, however, required a note be placed on the plan that if at any time in the future the Township would require sidewalks they would have to be installed. The Chairman noted there is no place else in the Township with the rural area such as the Landfill property and presently could not see the required sidewalks needing to be constructed; remaining Board Members agreed with the Chairman's statement. 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 request for waiver from Greene Township Code 85-51.A., *Requirement to Install Sidewalks*, as submitted by IESI Blue Ridge Landfill Corp., Project #16-006, with the condition that a note be placed on the plan that if sidewalks would be required by the Township in the future they would be installed.

The Zoning Officer reviewed correspondence received from Curfman & Zullinger Surveying, Inc. requesting a waiver of Greene Township Code 85-54.A., *Minimum Width of Shared Driveway*, for the Thomas Brookens Subdivision, Project #16-018. The ZO noted this is the same subdivision as mentioned earlier at this Meeting regarding the sewer tap-in resolution. The site currently has a 12-foot wide paved and well maintained driveway and propose that two potential residences will utilize one driveway. Supervisor Brookens removed himself at this time from any discussion regarding this item due to being a family member. The Township Engineer stated he had no further comments regarding the request. The Chairman

noted the driveway is located in a very wooded area and it could be quite difficult to widen the driveway by removing numerous trees to make the driveway four feet wider to meet the required 16-foot driveway (width). Supervisor Corwell agreed with the Chairman and noted it is not as if it was a commercial or farming operation that may require more room. Following review and discussion, on a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 2-0-1 with Travis L. Brookens abstaining from comment and voting, the Board approved to grant the request of waiver from Greene Township Code 85-54.A., *Minimum Width of Shared Driveway*, for the Thomas Brookens Subdivision, Project #16-018.

The Zoning Officer presented a request for a Conditional Use Permit Application from RGS Associates on behalf of Luther Ridge Skilled Care received by the Township on September 22 (2016); propose expansion of facilities; retirement community and currently have no skilled care and would like to expand their facilities to include this service. The ZO stated he will present the request to the Greene Township Planning Commission at their next meeting to be held October 3; copies have been furnished to the Township Planner and Township Engineer for their review and comments; and, a retirement community is a non-conforming use. Supervisor Brookens asked the Engineer if he had reviewed the application yet and the Engineer stated he had begun his review and did not believe at this time there would be any conditional concerns. Supervisor Brookens asked if the Planner would have enough time to review and have any comments by the Commission's meeting on October 3. 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 scheduling of a public hearing to consider a Conditional Use Permit Application for Luther Ridge Skilled Care to be held October 25, 2016, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA, at approximately 7:00 P.M., prevailing time.

The Zoning Officer presented a request for a Conditional Use Permit Application from IESI Blue Ridge Landfill Corporation received by the Township on September 20 (2016); a public hearing must be held within sixty (60) days of receipt; copies distributed to Township Engineer and Township Planner for review and comments. The ZO stated he will take the request to the Greene Township Planning Commission and expects to have all comments by that time. Supervisor Brookens stated he would like the Township Planning Commission to review the request more than once. In discussing a date for the public hearing, the ZO noted the Township will be closed on November 8 which would be a regular meeting date, therefore, that meeting date would need to be changed if the Supervisors wish the Planning Commission to review the request twice noting the Commission is scheduled to meet on November 14. He noted the Supervisors could cancel their November 8 meeting and consider re-scheduling it on November 15 which would allow the Planning Commission an opportunity to review the request twice. 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 cancel the regularly scheduled meeting November 8 and re-schedule for November 15, 2016 at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA, at 7:00 P.M., prevailing time; further, authorize the scheduling of a public hearing to consider a Conditional

Use Permit Application for IESI Blue Ridge Landfill Corporation to be held November 15, 2016 at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA, at approximately 7:00 P.M., prevailing time.

There were no Subdivision and/or Land Development Plans presented at this Meeting.

The Township Solicitor was unable to attend this Meeting.

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 the payment of invoices as follows: Check Numbers 24662 through 24694, one online pay, one direct deposit, and two credit payments, inclusive, to be paid from the General Fund; Check Numbers 3288 through 3291 and two online payments, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 2090 and one online payment, inclusive, to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:56 P.M..

Respectfully submitted,

Secretary