

September 9, 2014
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, September 9, 2014 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
Welton J. Fischer

Visitors: See list

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

The Chairman called for a moment of silence in memory of the upcoming 13th anniversary of the “9-11” tragedy.

The Minutes of the Public Hearing held August 26, 2014 regarding a request for Conditional Use Permit for solar energy conversion system submitted by Joel Miller, 2442 Stillhouse Hollow Road, shall stand approved as presented and become part of the official record.

The Minutes of the Regular Meeting held August 26, 2014 shall stand approved as presented and become part of the official record.

There was no public comment.

Supervisor Shawn Corwell presented written quotes to replace and install a steam boiler at Corker Hill, property owned by the Township adjacent to the Township Park. He stated the current boiler is starting to malfunction and suggested replacing with the same type of system. The quotes were as follows:

Bidder's Name	Description of Equipment to be Installed	Total Bid
M. C. Plum, Inc.	Burnham Steam Oil Boiler	\$12,970
Rodney B. Smith Plbg. & Htg. A/C Inc.	Burnham Oil Fired Steam Boiler	\$18,800
Snook's Plumbing	Burnham Steam Boiler	\$13,200
Winklbauer Mechanical Services	1. Peerless Steam Boiler – Residential 2. Burnham Steam Boiler – Residential 3. Burnham Steam Boiler - Commercial	\$ 6,982.25 \$ 7,016.33 \$ 9,020.76

The Township Solicitor reviewed each quote following the Board's review of each. Supervisor Corwell continued by stating that all bids were for the same model, a V904A Burnham Steam Boiler; work would include re-piping the new boiler, new oil lines, filters, new flue pipe, startup, and ensure working well. He noted that Winklbauer Mechanical Services submitted three (3) separate bids having gone through the entire house measuring rooms to determine the heat ratio. He stated a Burnham commercial grade boiler is currently in the house and all bids submitted included a Burnham boiler as the new replacement. Winklbauer's bids included the following: (1) Peerless Steam Boiler – Residential, (2) Burnham Steam Boiler – Residential, and (3) Burnham Steam Boiler – Commercial. Mr. Michael Winklbauer was in attendance at this Meeting and was asked to explain the different types of boilers he had bid and he did so. Supervisor Corwell stated all bids contained warranties, they included the same items to be done for this project, and that delivery dates ranged from 16 weeks to 2 weeks. He further noted he thought the Township should continue with a Burnham because his research found they have a good name and would like to have a commercial grade installed because it is a large house and if future work would occur, the commercial grade could handle. Chairman Burns asked Mr. Winklbauer if there was any efficiency difference between commercial or residential grades and Mr. Winklbauer reviewed his bid options and stated he had gone through the house and measured radiators and determined the radiant load. He stated the current boiler is over 100,000 btu larger than it would need to be; existing boiler is 375,000 btu and he calculated a load of 240,000 btu noting that having a boiler that is oversized can "short out", etc and do not make any smaller steam boilers. He stated the Peerless has a larger steam chamber and also gives a higher efficiency noting that high efficiency is only made for water systems and not oil or steam. He stated a larger boiler would allow for the addition of (more) radiators if desired in the future. Supervisor Brookens noted that if it was possible to turn the house into office space the Township may want to stay with a commercial grade. Resident Glenn Shetter asked the Board if they thought they may ever want to change to forced air. Board Members and Mr. Winklbauer addressed the question noting the many expenses involved in changing, etc. Chairman Burns also noted with a structure of that size it could become quite costly. Chairman Burns further noted the Township may be limited to what uses would be allowed on the property since it is listed on the Historic Register. The Township Solicitor noted there are some technical problems with the use of the property but did not know exactly what they were without researching further information. Following review, discussion, and consideration of all written quotes received, 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 purchase and installation of a new Burnham boiler for Corker Hill to Winklbauer Mechanical Services at their quoted price of \$9,020.76.

The Chairman noted that over the years the Township has been providing donations of varying amounts to the Cumberland Valley Animal Shelter. He stated the Township budgeted \$16,000 as a donation for 2014 and it was time to consider forwarding the donation. The Chairman stated the Shelter does provide a very valuable service to the Township as well as the County and donations allow the Shelter to stay open and operate. In addition, they have been there when the Township has had issues of animal control, etc. Supervisor Corwell agreed and noted that on the last report received by the Township there were a number of strays which the Township does not have to handle and they (Shelter) provide a good service

to the Township. Supervisor Brookens stated he also agreed with the other Board Members' comments and noted with the expansion of the Township, there will be more need for them and well worth the time and energies put into it. The Chairman noted the addition of a new dog park at the Shelter. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to release the 2014 donation to the Cumberland Valley Animal Shelter in the amount of \$16,000.

The Board reviewed the Fayetteville Volunteer Fire Department Fire Police Monthly Report for August 2014. The Chairman noted there were more hours for this month than previous months. Supervisor Corwell noted they now have a traffic unit by converting an old ambulance and he felt it was a good idea and has been placed in service. The Chairman noted that it seems to be working well and credited Mike Balsley with spearheading the project. Following review of the Report, it was consensus of the Board the Report shall stand approved as presented and become part of the official record.

The Zoning Officer presented and reviewed with the Board the Monthly Zoning Office Report (August 2014). Following their review, it was the consensus of the Board that the Monthly Zoning Office Report be accepted as presented and become part of the official record.

The Zoning Officer presented a 1-lot Final Land Development Plan for Hays Whitsel & Sons, LLC. The approximate one acre property is located along Sunset Boulevard East in the HC (Highway Commercial) zoning district and is currently a vacant lot adjacent to Kelly Roofing. They propose to grade the lot, install fencing, and utilize the lot for the storage of recreational vehicles, etc; the plan does show an access driveway. The ZO stated that copies of the plan were provided to the Greene Township Municipal Authority, Township Sewage Enforcement Officer, and Guilford Water Authority only because they have facilities in the area although none of those entities will be utilized for this property. The ZO reviewed the *Approval Checklist* with the Board, each member having received a copy for their review: Franklin County Planning Commission – reviewed with no comment (8-7-14); Greene Township Municipal Authority – N/A; Sewage Enforcement Officer – N/A; Guilford Water Authority – N/A; Franklin County Conservation District reviewed and noted as “adequate” (8-14-14); the Township Planner’s comments regarding sidewalks was previously granted a waiver by the Board; no traffic impact fee required; plan was presented to the Greene Township Planning Commission at their Meeting held September 8 and following their review, they recommended approval subject to stormwater bonding and a note be placed on the plan which was satisfied this date (September 9). The Township Engineer briefly reviewed his letter of comments noting the stormwater bonding being requested is \$1,800 and noted the proposed parking area is semi-impervious and there is not a large increase in runoff. The Engineer also added that screening is handled through a wooded area in the back that naturally screens (the property). He stated that following his review he would recommend approval of the plan with \$1,800 bond for stormwater drainage installation. The Chairman inquired if the parking lot is required to be painted and the Engineer stated it is not a Parking and Circulation Plan, therefore, traffic control/direction would be the responsibility of the property owner but commented that painting directional

arrows, etc may be of benefit to the property owner. The Zoning Officer stated this is not an accessory use with the Engineer stating is for "inventory storage". The Zoning Officer stated it is very similar to property along Chickentown Lane. Supervisor Brookens commented on the lack of traffic impact fee not being required and the ZO stated that trips are based on building space or number of employees. The Engineer noted that peak times are considered to be between 7 a.m. and 8 a.m. and 3 p.m. and 4 p.m. on a daily occurrence on a property and this plan depicts storage only with traffic occurring at any hour (24/7). Supervisor Brookens stated he understood the concept but not entirely sure he agrees but this may be something for future discussion and/or consideration. Some discussion ensued as to how the (traffic impact) fees are calculated. There being no further questions or comments, on a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to approve the Hays Whitsel & Sons, LLC 1-Lot Final Land Development Plan as presented with the condition that a stormwater bond in the amount of \$1,800 be posted prior to release of the plan from the Township.

The Township Solicitor had no further comments to offer at 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 approve the payment of invoices as follows: Check Numbers 21866 through 21905, inclusive, and one on-line pay, to be paid from the General Fund; Check Number 3135 and one on-line pay, to be paid from the Liquid Fuels Fund; and, Check Number 2042 to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:35 P.M..

Respectfully submitted,

Secretary