

April 10, 2018  
Scotland, PA 17254  
Public Hearing and  
Regular Meeting

The Greene Township Board of Supervisors held a Public Hearing and Regular Meeting on Tuesday, April 10, 2018 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 Fischer

Visitors: See list

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

The Chairman opened the Public Hearing to gain input regarding various amendments to the Greene Township Code; then asked the Township Solicitor to proceed with an explanation. The Solicitor stated the Township wished to amend the Township Code; i.e. adding a section that requires the signature of receiving landowner when there is to be a lot addition to ensure the receiving landowner is willing to accept; a provision that requires when requesting a waiver of sidewalk installation at time of approval, it will be shown on the plan the location of said future sidewalks if required and such notation shall be placed on the plan to that effect; solar energy conversion systems shall be a permitted use in all districts without requesting a Conditional Use Permit public hearing except commercial application of solar energy conversion systems shall remain as a conditional use; revise parking space requirement for convenience stores that for every 1,000 square feet of floor area, seven (7) parking spaces shall be required; and, heliport facilities are not considered essential services as that term is used in the Code. The Solicitor further explained that in reference to "heliport" in Chapter 105, Article XIII, Section 105-64, under the heading 'Definition', it is revised to remove the reference to Airport and Heliport from the Definition of Essential Services and relocate those terms in their proper alphabetical order under the heading 'Definitions'. The current definitions of those terms would remain unchanged. The Zoning Officer stated the proposed amendments had been forwarded to the Township Planning Commission for review at their March (2018) Meeting and following review they recommended adoption of the proposed amendments. He also noted that previous comments from the Township Planner have been addressed. Further, a copy of the proposed amendments was forwarded to the Franklin County Planning Commission for their review and comment; following review they recommended amendments be approved. The Solicitor noted the public hearing was properly advertised and the Proof of Publication had been received by the Township. At this time the Chairman welcomed those who arrived during this discussion (mainly students) and briefly explained there was a public hearing in process and if there were any questions they could ask at the given time or could ask after the Meeting. He also stated the Meeting was being recorded for accuracy purposes and that if anyone wished to speak, they should speak clearly stating name and address for the record. Supervisor Brookens asked if the parking spaces had been based on 'retail' rather than on 'gross space'. The ZO stated that retail shops are based on gross floor area but with convenience stores it is based on inside and outside seating above the gross floor area. The

purpose of this amendment was to clarify the zoning districts that convenience stores are a permitted use which are HC (Highway Commercial), Transitional, and industrial zones; this would remove the parking requirement referenced in CC (Community Commercial). There being no further questions/comments offered at this time, the Chairman closed the Public Hearing at approximately 7:12 P.M..

Following the Public Hearing conducted as previously stated, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to adopt Township **Ordinance No. 2018-1** regarding various amendments to the Greene Township Code.

The Township Secretary informed the Chairman and Board Members receipt of Sealed Bids for *2018 Bituminous Materials* noting it appeared that New Enterprise Stone & Lime Company had not submitted a bid. The Bids were opened by the Secretary at this time and given to the Board for review and are as follows:

		Fayetteville Contractors		Pennsy Supply		St. Thomas Development, Inc.	
Bid Item		Bid Price	COSTARS	Bid Price	COSTARS	Bid Price	COSTARS
FOB Plant	Cold Mix	121.00	N/A	127.36	N/A	NO BID	N/A
	9.5MM (SRL = L or better, ESAL = .3<3)	NO BID	N/A	53.98	57.97	49.60	52.25
	19MM (SRL = L or better, ESAL = .3<3)	NO BID	N/A	BID 12.5; NOT 19MM	53.83	45.10	49.75
	25MM (SRL = L or better, ESAL = .3<3)	NO BID	N/A	43.94	51.43	41.60	41.75
Deliver to Job Site	Cold Mix	NO BID	N/A	135.32	N/A	NO BID	N/A
	9.5MM (SRL = L or better, ESAL = .3<3)	NO BID	N/A	63.61	3.92 FIRST	85.00	4.75 FIRST
	19MM (SRL = L or better, ESAL = .3<3)	NO BID	N/A	BID 12.5; NOT 19MM	MILE; 0.65	85.00	MILE; 0.40
	25MM (SRL = L or better, ESAL = .3<3)	NO BID	N/A	53.57	EACH ADDI-TIONAL MILE	85.00	EACH ADDI-TIONAL MILE

**ESCALATOR CLAUSE TO BE INCLUDED AND GREENE TOWNSHIP WILL BE NOTIFIED WITH WRITTEN NOTIFICATION OF PRICE CHANGE AND EFFECTIVE DATE.**

**THE GREENE TOWNSHIP BOARD OF SUPERVISORS RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS AND TO WAIVE ANY OR ALL DEFECTS, ERRORS, OMISSIONS, IRREGULARITIES OR INFORMALITIES IN ANY BID.**

Supervisor Burns inquired that if the Bid were awarded could the Township still utilize CoStars pricing to which the Township Engineer stated ‘yes’; however, the Solicitor cautioned the Board that if they award the Bid to a vendor, they would need to order from that vendor. The Chairman noted in past years an awarded vendor was not able to provide material when requested by the Township and asked in a situation such as that if they (vendor) would be in violation of the (awarded) contract. The Solicitor stated the Township would typically try the next lower bidder if they did not have CoStars pricing. The Solicitor stated he was not comfortable with this scenario and would like further review of the Board’s concern. Following review, discussion, 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 table all Sealed Bids until the next Regular Supervisors Meeting to be held May 8, 2018.

The Township Secretary informed the Chairman and Board Members receipt of Sealed Bids for *2018 Road Paving Equipment Pricing* noting it appeared the Township had only received one (1) bid. The Bid was opened by the Secretary at this time and given to the Board for review and is as follows:

Item #	Bid Item	Schlusser's Paving			
		HOURLY RATE	ESTIMATED TOTAL	HOURLY RATE	ESTIMATED TOTAL
		With Prevailing Wage Rate		Without Prevailing Wage Rate	
1	Paver equivalent ... 100 +/- hrs	250	25,000	175	17,500
2	10 ton or Greater Roller & Operator 100 +/- hrs	100	10,000	80	8,000
3	Tack Oil Truck & Operator 100 +/- hrs	80	8,000	80	8,000
4	4' Minimum Milling Machine ... 100 +/- hrs	375	37,500	350	35,000
5	(1) Triaxle Dump Truck & Operator - 100 +/- hrs	90	9,000	75	7,500
6	6' Minimum Milling Machine ... 100 +/- hrs	400	40,000	375	37,500

After review of Schlusser's bid, the Chairman noted there were basically no changes in Schlusser's prices from the previous two (2) years. 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 award the sealed bid for *2018 Road Paving Equipment Pricing* to the sole bidder, Schlusser's Paving, as presented.

The Minutes of the Regular Meeting held March 13, 2018 shall stand approved as presented and become part of the official record. (Note: The March 27, 2018 Regular Meeting was cancelled.)

The Chairman presented correspondence regarding Phase II of the North Chambersburg Improvements Project, PennDOT MTF Application. He noted the Township is applying for multi-modal regarding traffic signals and as part of that application process, the Township is requesting support letters from other entities and also a commitment letter to matching funds as required by the Grant. The first letter will be from the Township regarding 'Funding Commitment & Statement of Fund Request'; total project cost is estimated at \$1.5 million and the Township's commitment would be 35%; the letter would be forwarded as part of the grant process. The remaining letters are addressed to the Borough of Chambersburg and Franklin County Commissioners notifying both entities of the Township's intention and requesting letters of support from each. 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 the notification letters to PennDOT for funding commitment and notification letters to the Borough of Chambersburg and Franklin County Commissioners regarding the Phase II of the North Chambersburg Improvements Project, PennDOT MTF Application.

The Township Solicitor stated that as part of construction activity to be undertaken by Menno-Haven, there is a portion of Horst Avenue that crosses their construction activity and they have asked the Township Board of Supervisors to vacate that portion of Horst Avenue, west of Philadelphia Avenue. The Board has indicated their willingness to do so and a public hearing is required to be held to gain input regarding the vacating of that portion of Horst Avenue; therefore, a legal advertisement must be placed in the local newspaper. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to schedule a public hearing to vacate Horst Avenue west of Philadelphia Avenue to be held Tuesday, May 8, 2018, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA, at their Regular Meeting held at 7:00 P. M., prevailing time.

The Township Solicitor presented proposed Township **Resolution No. 13-2018** to accept portions of Somerset Road, Austin Avenue, Hartford Drive North, and Hartford Drive South in the Grandpoint Crossing Development. He stated that Divinity Investments had completed certain portions of these streets, requested the Township accept the maintenance bond which they have in the form of a check, check has cleared the bank, and the Township would need to approve this Resolution in order for the Township to formally accept the aforementioned street portions. The Township Engineer stated another provision of acceptance was payment of an invoice regarding costs of the Township attorney, signage, etc associated

with review of certain documents, the posting of street name and stop signs, etc, which has been paid. 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 adopt Township **Resolution No. 13-2018** accepting portions of Somerset Road, Austin Avenue, Hartford Drive North, and Hartford Drive South in the Grandpoint Crossing Development.

The Township Engineer presented two recommendations from the Traffic Impact Fee Advisory Committee to amend the Capital Improvement Plan (CIP) Project List. He stated the Committee has been re-activated, met recently, and made several recommendations for items to be added to the CIP List. The recommendations were as follows: (a) Add North Chambersburg Transportation Improvement Project Phase II, specifically, the extension of North Fifth Avenue from Parkwood Drive to Walker Road and signaling the future Walker Road/North Fifth Avenue intersection; and, (b) Extend the implementation dates for all projects on CIP List by three (3) years. The Chairman inquired if these were the only recommendations to which the Engineer stated that projects that have already been completed will be removed and perhaps some may be added. Supervisor Brookens asked the Engineer if these would be included in the total grant request, i.e. roundabouts, etc and the Engineer stated the roundabouts would be an extension of the road. Supervisor Brookens then inquired that if the Township is not awarded the total grant request would that affect the Committee's recommendation. Following review and discussion, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to amend the Capital Improvement Project List as presented of the recommendations of the Traffic Impact Fee Advisory Committee as follows: (a) Add North Chambersburg Transportation Improvement Project Phase II, specifically, the extension of North Fifth Avenue from Parkwood Drive to Walker Road and signaling the future Walker Road/North Fifth Avenue intersection; and, (b) Extend the implementation dates for all projects on the Capital Improvement Project List by three (3) years.

Supervisor Corwell presented a financial report from West End Fire & Rescue Company No. 3 showing Township donations and how the funds were expended. This information is required from a fire company as outlined in the Township Code prior to the release of any future funds from a municipality to a fire company. Supervisor Corwell stated a total of \$15,000 has been budgeted for the year for West End and would recommend releasing the first-half year donation in the amount of \$7,500. 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 release of the first-half year donation to West End Fire & Rescue Co. No. 3 in the amount of \$7,500.

Supervisor Corwell presented a request for two (2) box alarm changes for Pleasant Hall Volunteer Fire Department noting it encompassed a small area of the Township; namely, they were Box 11-05 and Box 11-13. He stated the Fire Chief only made the changes which dealt with EMS in conjunction with the closest unit. Supervisor Corwell had discussed with the Chief why they would not be using Air 10 due to the lack of personnel. 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 box alarms for the Pleasant Hall Volunteer Fire Department as presented.

Supervisor Corwell presented a financial report from Pleasant Hall Volunteer Fire Department noting the Township's donation and how the funds were expended (i.e. vehicle maintenance, etc). This information is required from a fire company as outlined in the Township Code prior to the release of any future funds from a municipality to a fire company. Supervisor Corwell recommended the release of the first-half year donation for Pleasant Hall Volunteer Fire Department. 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 donation to the Pleasant Hall Volunteer Fire Department in the amount of \$7,500.

The Board received and reviewed a copy of the Fayetteville Volunteer Fire Department Fire Police Monthly Report for March 2018. Following review it was consensus of the Board to accept the Report as submitted and it shall become part of the official record.

The Zoning Officer presented and reviewed the Monthly Zoning Office Report for March 2018. Following review it was consensus of the Board that the Report shall become part of the official record.

The Zoning Officer informed the Board the Township had received a Conditional Use Permit Application from Menno-Haven, Chambers Pointe; propose two (2) new personal care buildings to property along Horst Avenue, west of Philadelphia Avenue; proposed construction and expansion is a permitted use by Conditional Use in that zoning district (R-2 – Medium Density Residential). The request was forwarded to the Franklin County Planning Commission for their review and returned favorable comments. It was also forwarded to the Township Planning Commission for their review at their Regular Meeting held April 9; had minor comments following their review and the Commission recommended approval. The Officer stated the Township may hold a public hearing for public input within sixty (60) days of submission which would need to be prior to May 26. 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 schedule a public hearing for the Conditional Use Permit request for Menno-Haven, Chambers Pointe project, for May 22, 2018 at the Greene Township Municipal Office Building, 1145 Garver Lane, Scotland, PA, at 7:00 P.M., prevailing time.

The Zoning Officer presented a request for waiver of Greene Township Code 85-51, *Requirement to Install Sidewalks*, received from Martin and Martin, Inc. on behalf of the Kenneth Stake Land Development Plan; said property located along Route 30, Fayetteville; previous Plan approved for garage but decided to withdraw that request and propose construction of fence; closest sidewalk proposed would be near Mont Alto Road and Route 30; intends open storage lot. The Township Solicitor noted a concern of the Township Planning Commission when they reviewed the proposed expansion was the presence of a drainage easement in the vicinity. The ZO stated that matter would be addressed on the Land Development Plan when presented to the Supervisors for their review and consideration. 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 waiver of Greene Township Code 85-51, *Requirement to Install Sidewalks*, for the Kenneth Stake Land Development Plan with condition that the Township reserves the right to require sidewalks in the future and if so, the sidewalks would be constructed at the owner's expense at that time.

The Zoning Officer presented a request for review time extension of thirty (30) days submitted by Hudson Companies regarding the Pennsylvania State Police Barracks Land Development Plan; first extension request; current deadline is April 19; Plan is moving forward in the Township process; traffic impact fee needs to be addressed; need response from Guilford Water Authority; driveways proposed will be in PennDOT's right-of-way. The Township Engineer noted a NPDES Permit is required by PennDOT and that has been received. 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 review time extension for the Hudson Companies regarding the Pennsylvania State Police Barracks Land Development Plan for a period of thirty (30) days commencing April 19, 2018.

The Zoning Officer presented a request for revision to the previously approved Final Land Development Plan for Sheetz in Greenvillage. The project's engineer had noted a few "foot prints" of change with the applicant submitting a plan that showed those proposed changes. It basically consisted of increasing the building area by 13 square feet being added to the building and affected the parking stalls moving handicapped parking away from the pump area. The ZO stated the changes are very minor and the revision was forwarded to the Township Planner and Township Engineer for their review and comments, copies of which were provided to the Board for their review at this Meeting. The Plan was staff reviewed on behalf of the Township Planning Commission and recommended approval. The Township Engineer stated he had no further comment and would also recommend approval. 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 for the revision to the previously approved Final Land Development Plan for Sheetz in Greenvillage as presented.

It was noted the State Annual Conference was being held (April 22-25) the same week as the regularly scheduled meeting for April 24, therefore, 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 April 24, 2018 Regular Meeting of the Greene Township Board of Supervisors due to the State Annual Conference being held during the same week.

The Township Solicitor had no further comment 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 authorize the payment of invoices as follows: Check Numbers 26375 through 26417, two direct deposits, three credit card payments, inclusive, to be paid from the General Fund; Check Numbers 3438 and 3439, inclusive, to be paid from the Liquid Fuels Fund; and, Check Numbers 2136 and 2137, 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 8:10 P.M..

Respectfully submitted,

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Secretary