

July 12, 2016
Scotland, PA 17254
(2) Public Hearings &
Regular Meeting

The Greene Township Board of Supervisors held two (2) separate Public Hearings and the Regular Meeting on Tuesday, July 12, 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
Welton Fischer

Visitors: See list

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

The Minutes of the Regular Meeting held June 28, 2016 shall stand approved as presented and become part of the official record.

The Chairman stated a Public Hearing was to be held to consider a name change of the current Grand Point Road Extended to Fox Hill Drive, confirm the continued Stop and speed limit signage as outlined in the proposed Ordinance. Supervisor Corwell presented information relating to the reason(s) for this proposed change. He stated that several months ago County EMS issued a call for a heart patient and it was discovered there was the same number on Grand Point Road and Grand Point Road Extended which caused some confusion and delay in response time. So, after discussion with various entities involved, it was thought to be safer if Grand Point Road Extended would be named Fox Hill Drive. Due to the change it was going to be necessary to change addresses for seven (7) residences, all were notified of the change in order to give ample time for residents to make an address change, change their bank documents, etc. The Solicitor stated the Township probably would not have had to create an ordinance for just a name change, however, there are stop intersections and speed limits posted and it was felt it appropriate to create the ordinance with all information included so the stop and speed limit postings would be valid. Supervisor Corwell stated the house numbers were checked to ensure there were no duplicates of house numbers on Fox Hill Drive. Supervisor Brookens noted that any time the Township can advance EMS and response time they should endeavor to do so if that service is needed.

The Chairman adjourned the Public Hearing at approximately 7:05 P.M..

The Chairman then stated if there were no further comments or questions, a motion was in order for the proposed ordinance that had just been explained to change the name of Grand Point Road Extended and to enforce the Stop and Speed Limit signs. 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 **Ordinance No. 3-2016** renaming Grand Point Road Extended to Fox Hill Drive and confirm the existing Stop and Speed Limit signs posted.

At approximately 7:07 P.M., the Chairman called to order the second Public Hearing to consider revision to the Township Transportation Impact Fees, Service Areas, Transportation Projects, etc. The Township Engineer explained that in 2007 the Township had enforced a traffic improvement program to collect fees from developers to assist in areas where development would create congestion. An Advisory Board was created and studied where congestion would most likely occur. The Engineer further explained there is a law that allows municipalities to impose impact fees and in order to do so, first the areas must be identified and then “service areas” created and they must be equal. Presently, the Township has seven (7) Service Areas and the Township has been collecting fees since the inception and over time it has been found that some of the service areas are not getting any funds for improvements. Therefore, in order to alleviate that problem, the Township has asked the consultant and the Engineer to review the current map and create more equality which created a new revised service map. The revision was presented to the Township Advisory Board and they recommended adoption of the new map and individual services areas and the Engineer stated that cost estimates for each area had to be re-run. He stated the proposed ordinance before the Board would create revised service areas and the fees associated with those areas. The Chairman inquired if all 7 areas had been changed and the Engineer stated ‘yes’, some increased and some decreased. The Engineer noted that Area 5 was the most surprising in that previously it was between \$1,200 and \$1,300 per trip and now would be \$2,800. He stated the other areas were not significantly changed. Supervisor Brookens inquired as to the projects that have been done since it was first begun and the Engineer noted they were pulled out. Supervisor Brookens inquired of the following projects and the Engineer responded as follows: Parkwood – in; Greenvillage – in. The Engineer stated projects would not be pulled out until they were completed. He further noted there are new projects that the Township wants to bring in and it would be the Committee’s responsibility to obtain new ones. Supervisor Brookens inquired as to how often they met and the Engineer noted it was sporadic in the past but needed to meet more frequently, i.e. semi-annually. Supervisor Corwell inquired as to what type of project would be located within the service areas and the Engineer stated that associated construction costs were reviewed at the project growth areas. The Engineer informed the Board that on State routes the Township was only allowed to spend 50% of what the Township has and most of the projects are located on State routes which makes matters more difficult. He stated that he is hopeful the State will see the Township has funds and is willing to partner with the Township to move forward and assist with the projects. The Chairman stated the revision has been a long time coming, projects need to be completed, and a few new ones added. The Chairman asked if there were any comments from the public in attendance at this Meeting. Glenn Shetter, Township resident and Chairman of the Township Planning Commission, stated this revision has been needed and long time coming and the areas have shifted. There were no further comments from Board Members.

The Chairman adjourned the Public Hearing at approximately 7:17 P.M..

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. 4-2016** for the revision of the Township Transportation Impact Fees, Map, and Services Areas, as presented.

The Township Secretary informed the Board that it appeared only one (1) Sealed Bid was received for the *Township Park Playground Improvement Project*. The Secretary opened the Sealed Bid and handed to the Chairman to read aloud. He noted there were quite a few individual items, alternates, etc included on this Bid, therefore, he would not read every item but noted the total bid as follows:

Bidder's Name	Total Bid
David H. Martin Excavating, Inc.	\$340,643

The Board stated they would prefer time to review the many items and variables involved in the Bid as submitted. The Solicitor informed the Board that if they wished to review all the items and have sufficient time in which to do so, the Board would announce when the subsequent meeting was going to be held and that a decision would be rendered at that time. The Chairman stated the Board needed to review the entire Bid due to the number of different components of this Bid. Supervisor Brookens noted the consultant for this Project should have ample time to review the Bid and that two weeks should be plenty of time. The Chairman recommended they hold making a decision until the next (regularly scheduled) meeting to allow enough time to review the entire Bid, consider any deletions, deductions or other items as noted. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to consider the Sealed Bid for approval or rejection at the next regularly scheduled Meeting to be held Tuesday, July 26, 2016, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA, at 7:00 P.M., prevailing time.

The Township Secretary informed the Board it appeared only one (1) Sealed Bid had been received *To Furnish Labor for Concrete and Masonry Construction at Township Park*. The Secretary opened the Sealed Bid and handed to the Chairman to read aloud. He read the Bid as follows:

<u>Bidder's Name</u>	<u>Total Bid</u>
S. Bowman Construction	\$20,558

The Chairman stated the Bid appeared to be in line with the estimated amount and was actually less than what the Board had originally estimated when considering the project for sealed bid. 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 *To Furnish Labor for Concrete and Masonry Construction at Township Park* to the sole Bidder, S. Bowman Construction, at their total bid price of \$20,558 contingent upon proper signature(s) on the bid documentation.

The Chairman noted the settlement agreement between IESI PA Blue Ridge Landfill Corporation and the Township and there were representatives from IESI in attendance to answer any questions the Board may have. Mr. Kurt Williams of Salzmann Hughes Law Firm informed the Board the agreement was prepared and ready for their signatures should the Board so choose. There were no further comments or questions presented regarding this matter. 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 all three (3) Board Members to sign the settlement agreement with IESI PA Blue Ridge Landfill Corporation as presented.

There was no public comment offered by those in attendance at this Meeting.

The Township Secretary presented a request for refund of a medium pavilion rental fee following receipt of the cancellation from Alizabeth Campbell. The rental date was August 13 and the request was received July 7; rental fee of \$60.00 was paid via check by Shawnee Swanson. 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 refund for the medium pavilion rental fee to Shawnee Swanson in the amount of \$60.00.

The Board reviewed the Fayetteville Volunteer Fire Department Fire Police Monthly Report for June 2016 as submitted. Supervisor Corwell noted that 20 fire police responded county-wide for the recent accident which occurred on I-81. The Chairman noted that fire police are doing a great service under very stressful situations as seen at the recent accident, they do not get paid for their service, using their personal vehicles and time. The Report shall become part of the official record.

The Chairman noted the Township has been working on several amendments to the Greene Township Code. The Solicitor further explained the proposed ordinance for the amendments will include a variety of matters from both the Subdivision and Zoning Ordinances that need to be revised. He noted examples as follows: new Transitional Zoning District; non-conforming use provisions; clerical errors in the existing ordinance. The Zoning Officer continued by noting additional items: one change deals with convenience stores which was an issue raised during a recent public hearing process and convenience stores were added, similar to other permitted uses; non-conforming uses – quite a few in the Township and currently the Township Code does not have a provision of expanding a non-conforming use and now offers a guideline for this; clerical errors found; timing of submission of plans – clearly stated in Municipalities Planning Code (MPC) and Township Code conflicts with that. The Solicitor further explained the type of clerical error, one being in structure height where only the number 40 was stated but did not include whether it was feet or inches. The ZO stated that once the public hearing is scheduled, the legal advertisement will be prepared and notify the Township Planning Commission for their review. 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 consider various amendments to the Greene Township Code to be held August 23, 2016, at 7:00 P.M., prevailing time, at the Greene Township Municipal Building, 1145 Garver Lane, Scotland, PA.

The Zoning Officer presented a request for waiver of Greene Township Code 85-51.A., *Requirement to Construct Sidewalks*, from Dennis E. Black Engineering, Inc. on behalf of their client, PA & Southern Railway, LLC, for Parcels 5-117 and 2-52 located in the Cumberland Valley Business Park. The ZO noted there is a Land Development Plan currently at the Township; property located at the corner of Opportunity and Technology Avenues; propose construction of an open pavilion to be used by the railway for off-side loading and storage of lumber which will be brought in via train, unloaded, and then taken out by truck. The ZO noted that Black Engineering's correspondence stated the reason for requesting a waiver of sidewalks is primarily that existing uses in the area do not generate pedestrian traffic between lots. The ZO stated the Board recently has required a note be placed on the plan giving notice to the property owner to the effect the Township would waive the requirement at this time but if sidewalks would be required in the future by the Township, they would be required to be constructed. Supervisor Corwell inquired as to the location of the 9-1-1 Center and the ZO noted its location on the displayed map with the ZO stating these lots lie within the Industrial Zoning District. 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 provide a waiver of the requirement for sidewalks, Greene Township Code 85-51.A., for the PA & Southern Railway, LLC, Project #16-011, with condition if Greene Township in the future would deem sidewalks necessary, they would be constructed at no cost to the Township.

The Zoning Officer presented a request for sewage facilities planning exemption submitted for Menno-Haven/Penn Hall noting the Township has not approved or granted any exemption for several years. He further noted this portion of Penn Hall is located in Greene Township; propose 2, 12-bed memory care units on either side of Horst Avenue; current sewer flows into a private system and then to the Borough's sewer system. He stated that PA DEP have indicated they would be willing to accept the exemption but the Township would need to sign due to the construction occurring in the Township. The request was sent to the Township Municipal (Sewer) Authority (GTMA) and they responded that it is consistent with regulations and had no issues with the exemption; the Borough's Water/Sewer Department has already signed off. Supervisor Corwell inquired if they would require taps from GTMA and the ZO stated they would and there are currently two taps that will be given credit and spend for additional 8.4 edu's. Supervisor Brookens inquired if that would count against the Township allotment from the State and the ZO stated he was not sure. Supervisor Brookens noted it is recognized that discharge is going to an outside system. The module has been approved by PA DEP. 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 the approval of a sewage facilities exemption for Menno-Haven/Penn Hall's Land Development Plan.

The Zoning Officer presented and reviewed the Monthly Zoning Office Report; each Member received a copy. There being no comments or questions presented, it was consensus of the Board that the Report be accepted and become part of the official record.

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

The Chairman stated that at the last Meeting the Board had accepted the retirement notice from former, full-time Township employee, Kenneth Wagaman. The Board now needed to approve Mr. Wagaman's post retirement of vacation and pro-rated sick leave. The Chairman recommended approving the vacation and sick leave that Mr. Wagaman would be entitled to receive. 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 pro-rated benefits for Kenneth Wagaman in the amount of 240 hours sick leave and 283 hours vacation leave.

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 authorize the payment of invoices as follows: Check Numbers 24384 through 24418, five credit online payments, and one direct deposit, inclusive, to be paid from the General Fund; and, Check Number 2084 to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 8:00 P.M..

Respectfully submitted,

Secretary