

February 25, 2020  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors held their Regular Meeting on Tuesday, February 25, 2020 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  
Kurt Williams

Visitors: See list

The Chairman called the Meeting to order at 12:00 Noon, welcomed those of the audience in attendance noting the sign-in sheet and asked if they had not signed in to please do so before leaving the Meeting; copies of this Meeting's Agenda also available; and, the Meeting was being recorded for accuracy purposes.

The Minutes of the Regular Meeting held February 11, 2020 shall stand approved as presented and become part of the official record.

The Zoning Officer presented a revision to a previously approved Final Subdivision Plan, identified as Phase IIA, for Grand Point Crossing (development); previous final approval was for the entire development and this plan breaks the development down into phases; Phase I was previously approved; propose construction of road system and infrastructure; area of Somerset Road to the new entrance onto Grand Point Road; will allow for two (2) points of ingress/egress. The ZO reviewed the *Approval Checklist*, each Board Member having received a copy, as follows: Franklin County Planning Commission – reviewed with no comment (11.13.19); Greene Township Municipal Authority – approved with sewer bond being required to be posted in the amount of \$123,490.02 (11.14.19); Sewage Enforcement Officer – planning module previously approved; Guilford Water Authority – approved (11.25.19); Franklin County Conservation District – NPDES Permit approved (2.7.20). The plan was reviewed by Rettew due to Martin & Martin, Inc. having prepared and submitted the plan; few comments presented. The Township Engineer stated he had reviewed the plan and essentially all his comments had been addressed; also reviewed the bond amount of \$279,440.70 and recommended the bond be posted prior to release of the plan. He noted the new street construction will fall under the new standards for road width which were changed from previously 32 feet to 26 feet which is reflected on the plan. Additionally, stormwater quality standards have also changed which necessitated larger areas for the individual on-lot drywell pits and also the inclusion of soil amendments to be added to the lots within the building setback areas. The Chairman inquired if the roads were going to be completed at one time or as construction progresses. Mr. Joe McDowell, engineer for the applicant, stated the roads will be fully constructed just beyond the boundary lines into the next phase areas. He stated the same would be with utilities, sidewalks, etc. Supervisor Brookens inquired as to speed limit and stop signs and if they were part of the deed of dedication of roadways when submitted. The Township Engineer stated Township ordinance requires that when the roads are dedicated, those would be included; speed limit by resolution and stop signs by ordinance; stop signs initially more important. Following review, discussion, 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 Grand Point Crossing revision to the previously approved Final Subdivision Plan, Phase IIA, with condition the sewer bond in the amount of \$123,490.02 be provided as well as the stormwater bond in the amount of \$279,440.70 be provided prior to the plan leaving the (Township) office.

The Zoning Officer presented a Final Land Development Plan for the (Borough of) Chambersburg Water Treatment Plant Clear Well for re-approval for recording purposes; proposed construction of a clear well in May 2018; plan was never picked up from the Township office nor was the required bond posted. The Borough now desires to move forward with the project and did not realize the originally approved plan had not been recorded; condition of the approval was bonding in the amount of \$83,950 be posted prior to release of the plan. The ZO stated he has been in contact with the Borough's insurance agent regarding the bond. The Chairman asked if that was all that was needed for the plan to proceed and the ZO stated 'yes, a previous comment regarding signature has been addressed'. 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 re-approve the Chambersburg Water Treatment Plant Clear Well Final Land Subdivision Plan for recording purposes with condition the bond in the amount of \$83,950 be posted prior to the plan leaving the (Township) office.

The Zoning Officer presented a request for a review time extension, per Greene Township Code 85-19.C, submitted for the Jaindl Land Company Preliminary Land Development Plan, Greene Township Project #20-001. He stated the Township received the request from the applicant's legal counsel giving a time extension to the Township until May 10, 2020; plan was originally submitted January 14, 2020. The Township Solicitor stated it would make sense for the Board to accept the request until at least May 10 noting the Township Planning Commission has tabled the Plan and pending the outcome of the upcoming Zoning Hearing Board Meeting. 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 of review time extension for the Jaindl Land Company Preliminary Land Development Plan, Greene Township Project #20-001, until May 10, 2020.

Supervisor Travis Brookens, Director of Park and Recreation, presented a proposal from George Ely Associates for the purchase of two (2) stainless steel outdoor drinking fountains to be located at the Township Park; combination fountain, one high for human and one low for pets; includes freeze-resistant below ground valves and freight for a total cost of \$6,509; available on State Contract. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to authorize the purchase of two (2) water fountains for the Township Park off State Contract from George Ely Associates in the amount of \$6,509 as presented.

The Chairman presented a proposal for environmental services for two (2) culvert replacements and associated stream relocations submitted by ECS Mid-Atlantic, LLC; ECS being one of the engineering firms approved by the Board of Supervisors to provide professional services to the Township; specialty being dam removal. He stated one location is

on Coldsmith Road and the other on White Church Road adjacent to Stillhouse Hollow Road. He noted these areas have been in desperate need of repair for quite some time; propose to begin both projects this year and be completed in 2021; proposal encompasses the permitting process and design of the culvert. The Chairman noted these will be quite extensive projects; both involve a stream relocation of some type to better locate to prevent flooding downstream; estimated costs for both projects is \$119,975.00. He stated that with both projects being in close proximity to each other it would be better to complete both projects at the same time rather than at separate times to save on costs. He stated one project had already been budgeted for this year. The Township Engineer totally agreed that both projects be completed at the same time by combining applications for the required permits, etc. He stated the culvert on Coldsmith Road is basically for safety; currently only a one-lane bridge and this would now put a two-lane bridge in its place. There is now a structural problem with the White Church Road culvert and the Coldsmith Road culvert allows water to flow onto the roadway almost immediately. Supervisor Corwell noted on Page 5 under "Clarifications" that bidding phase services, specification preparation, or construction administration are not included within this scope of services. He inquired if the Board should request ECS to submit those costs or wait until later. The Chairman also noted on Page 4 that permit application fees associated with e and s (erosion and sedimentation) are not included nor does it include technical specifications or bid documents; would behoove the Board to ask ECS to include technical information in proposal. Township Solicitor Williams stated the Board should know what the various permits will require prior to bidding. The Chairman noted the Coldsmith Road culvert has a one-lane bridge on a curve and not in good condition; should follow natural flow of stream; propose to relocate the culvert to a better location and more direct route through the culvert. 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 approve the proposal for the environmental services and permitting for the two (2) culvert replacements and a stream relocation on White Church Road and Coldsmith Road from ECS Mid-Atlantic in the amount of \$119,975.00, as presented.

The Township Engineer presented a request for refund of remaining plan review escrow for Divinity Investments LLC, Project #14-010, Stormwater Inspection; completing Phase I with paving; partial refund was released previously and the Township still held a small amount which he recommended could be released. He stated an original escrow in the amount of \$1,500 had been submitted; \$662.50 expended in fees; partial refund released June 10, 2015; no further retainage required, therefore, recommended release of the full remaining refund in the amount of \$162.50; check to be made payable to Divinity Investments LLC. 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 request for refund of remaining plan review escrow to Divinity Investments LLC in the amount of \$162.50, check made payable to Divinity Investments LLC.

The Township Solicitor informed the Board that he has been actively reviewing various documents used by Township staff; one, being the escrow letter which has been updated and will be used for the first time with the escrow refund approved by the Board earlier at this meeting. He noted the new (escrow) letter will streamline the refund process. In addition, he has been working with the Zoning Officer with a new complaint form, revising the previous one that had been used, as well as other enforcement issues.

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 28379 through 28395, four credit card payments, inclusive, to be paid from the General Fund; Check Numbers 3608 through 3613, inclusive, to be paid from the Liquid Fuels Fund; and, Check Number 2195 to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 12:31 P.M..

Respectfully submitted,

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Secretary