

January 11, 2011  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, January 11, 2011, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Charles D. Jamison, Jr.  
Todd E. Burns  
Travis L. Brookens

Gregory Lambert  
Daniel Bachman  
Diann Weller  
Welton Fischer

Visitors: See list

The Chairman called the Regular Meeting to order at approximately 7:02 P. M..

The Minutes of the December 28, 2010 Regular Meeting stand approved as presented.

The Minutes of the January 3, 2011 Re-Organization Meeting stand approved as presented.

Lt. Wade Lauer, State Police Barracks Commander, Chambersburg, was in attendance at this meeting and addressed the Board as well as those in the audience noting he attempts to attend a different municipal meeting each month. He gave an outline of the Barracks activities primarily for Greene Township in 2010 noting there was a total of 2,638 incidents (approx. 7.22 per day) with some of those actually occurring on I-81; this number is down from 2009 which had a total of approximately 2,970. He noted that across Franklin County the numbers do appear to be dropping. He further noted the following: 97 assaults (includes very minor harassment incidents as well); 203 false alarms; 34 burglaries; 89 criminal mischief; 739 others (animals on roadway, cruelty to animals, etc not otherwise categorized); 230 thefts including retail with 95% of those from *unlocked* automobiles. Lt. Lauer emphasized to both the Board of Supervisors and other present, if there is any particular problem, call the State Police and do not wait until either Lt. Lauer's next visit or after awhile when the problem may be worse. The Township Solicitor noted the number of DUIs and Lt. Lauer stated that Franklin County is high but not so much in Greene. Lt. Lauer sadly reported that of the total 15 fatalities, 14 were *not* wearing seat belts and greatly enforced to all present how important it is to wear seat belts. Supervisor Burns asked Lt. Lauer if there was anything new on the horizon and if there was anything the Township could do to further assist. Lt. Lauer noted that meth labs appear to be dropping due to certain medications not available over the counter. He did state 'con' games on the internet are constantly changing and warned of those, particularly senior citizens that are targeted. Supervisor Brookens informed Lt. Lauer of the Township Newsletter and the Township would certainly be glad to include any information from PSP due to the large mailing audience that receives it. Supervisor Burns thanked Lt. Lauer not only on behalf of the Board but Township residents and his officers for the work they do; Chairman Jamison also thanked Lt. Lauer for attending, his presentation, and welcomed him back any time he wishes to attend.

Resident Glenn Shetter addressed the Board stating he had several items. He thanked the Board for the recent appointments to the Township Planning Commission (of which Mr. Shetter is a Member) and noted the need for shirts for the new Members. He stated the new Members were in attendance at their first annual meeting held the previous evening and actively participated from the onset. Resident Shetter then noted he had not seen a legal notice of the Supervisors Work Sessions to be held in the new year.

The Chairman stated the next item was tabled from the January 3, 2011 Re-organization Meeting and noted that in the 2010 Re-organization Meeting Minutes, the Recreation Committee had been noted and the Board reviewed the current Committee member listing. Supervisor Burns stated the Committee currently in place seems to be a well-versed group and would recommend it stay as is. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the Township Recreation Committee for 2011 will remain as in previous years: three (3) Township Supervisors, Township Zoning Officer, Township Planning Commission Members, and representatives from all community associations.

The Board received a request for proposed amendment to the By-laws of the newly named Franklin County Area Tax Board, formerly Chambersburg Area Wage Tax Board. The Chairman explained that at the last meeting of the Board there had been discussion regarding "one jurisdiction, one vote" and stated he has a problem because for example the Chambersburg Area School District carries more than 40% of cost load and should be more in line with weighted vote and stated there has been much discussion regarding this matter. Much discussion then ensued among the Board Members regarding current voting procedures and weighted vote defined; the Borough is behind the Township in costs and should only be permitted 1 vote rather than 2; Board Members agreed with following Act 32 guidelines. Following discussion, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the proposed By-laws presented by the Franklin County Area Tax Board will be accepted as far as bringing on new Board members of new jurisdictions on original memberships and only the voting process be changed to reflect Act 32 weighted vote as passed by the legislature.

The Board reviewed the Fayetteville Volunteer Fire Department Fire Police Monthly and Year-to-Date Report as submitted and it was the consensus of the Board to accept the Report as presented and become part of the official record.

The Zoning Officer presented and reviewed the Monthly Zoning Office Report noting the request for zoning map amendment previously presented to the Township Planning Commission will be continued to the February Meeting. The ZO noted the number of permits at this time of year is not typical and due to single family dwelling applications being submitted before the new law requiring installation of residential sprinkler systems was put into effect January 1, 2011.

The Zoning Officer presented a request for waiver of Greene Township Code 101-5, Well Setback Distance From Building Foundation, received from Brenda Slusher, 2035 Edgewood Road. The ZO stated that Ms. Slusher was unable to attend this evening and explained the request to the Board as per correspondence submitted by Ms. Slusher. The ZO read the correspondence which stated the existing dwelling was built in 1958 and the well is currently within 5 feet of the front porch with the proposed addition being connected to the existing well would be approximately 4 to 5 feet from the well. The Chairman confirmed with the ZO the location of the existing well and the location of proposed addition. The ZO stated he had contacted Commonwealth Code Inspection Service regarding any well setback requirement and was informed there was none. Supervisor Burns inquired as to the location of sewer and the ZO stated septic in the rear of the property. Following review and consideration, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the request for waiver of Greene Township Code 101-5, Well Setback Distance From Building Foundation, from Brenda Slusher, 2035 Edgewood Road, be approved with the condition the new addition not encroach any closer to the existing well and the existing foundation.

The Zoning Officer presented a request for waiver of Greene Township Code 85-52.A, Requirement to Connect to Public Sewer Within 500 feet of any part of Proposed Subdivision, received from Eric Bender, 3980 Frecon Road. The ZO stated he has been conferring with Mr. Bender for quite some time regarding the subdivision proposed. The ZO stated that research has shown the existing tract at one time was two tracts. Mr. Bender addressed the Board and stated he had been in contact with the Sewer Authority regarding sewer hookup and was informed there was no sewer being considered in the foreseeable future (refer to copy of correspondence from the Sewer Authority referencing said matter). Mr. Bender stated he has also been in contact with Mr. Vince Elbel, Township Sewage Enforcement Officer, regarding a nitrates test and was informed that before that costly testing was done to contact the Township Supervisors to see if they would allow the waiver. Discussion ensued with various comments regarding the stream bank crossing that would be needed for a sewer hookup, the ground being very steep near the stream bank, limestone soil, etc. Supervisor Brookens noted the nitrate study would indicate how much land would be needed for single family dwelling. The Chairman noted that a sewer line would have to cross Commonwealth property which alone would account for a very, almost impossible obstacle. Mr. Paul Holbrook was also in attendance at this Meeting and addressed the Board noting the numerous problems and obstacles that a development he has been involved with regarding engineering work has encountered in the past and the extreme costs involved. The Board thanked Mr. Holbrook for his informative comments offered regarding this matter. Following review and discussion, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the request for waiver of Greene Township Code 85-52.A, Requirement to Connect to Public Sewer Within 500 feet of any part of Proposed Subdivision, from Eric Bender, 3980 Frecon Road, be granted with the condition the on-site testing for septic system passes and meets all standards and the basis for this approval is due to the steep stream banks and expense of stream crossing for one lot.

The Zoning Officer presented a request from Acorn Land Development for review time extension of ninety (90) days for Poetry Estates; current time expires January 14, 2011. Township Engineer, Greg Lambert, stated he has been unsuccessful in making contact with PennDOT regarding a traffic study. The Chairman stated he felt sixty (60) days would be ample noting the outstanding issue of the traffic study with this project. Following review and consideration, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the request for review time extension for Poetry Estates for an additional ninety (90) days be granted commencing January 14, 2011.

The Zoning Officer presented a 15-lot Final Subdivision Plan for Scot-Greene, Inc., Phase IV, Section 6; propose single family units. A copy of the *Approval Checklist* was distributed to each Board Member for their reference and comments were as follows: Franklin County Planning Commission – reviewed with no comment (10-24-10); Greene Township Municipal Authority approved (11-12-10); planning exemption previously approved by PA DEP (10-18-10); Guilford Water Authority approved (10-25-10); Franklin County Conservation District approved at the Preliminary; Township Planning Commission reviewed at their Meeting held November 18, 2010 and recommended approval; transportation impact fee is \$1,000/peak hour trip for a total of \$15,000; already have road deeds of dedication; recreation impact fee of \$7,500; traffic control/speed limit ordinance need to be prepared; Township Engineer and Planner comments were attached separately with a recommended stormwater bond of \$84,425 (1-11-11). Mr. Lambert noted there is a temporary cul-de-sac and the Master Plan shows the entire area at the street end. The Chairman noted for future information and consideration is a proposed street being named *St. Andrews Way* and his concern is with emergency response and possible confusion with it being so close to *St. Andrews Drive*. Mr. Holbrook, project engineer, stated he thought the proposed street name had been cleared through County Emergency Services and Supervisor Brookens noted the County is more recently concerned with more similar names. Mr. Holbrook stated he would discuss the matter with the developer and the Chairman reiterated it was more of a future issue. Mr. Lambert stated he and the Planner had reviewed the plan and found it conformed with the Preliminary Plan and additionally some work has been completed along the road but needed to bond the completion of the street and stormwater channel in the amount of \$76,750 with 10% addition for a total bonding amount of \$84,425 be provided prior to release of the Final Plan. The Chairman asked if that would be enough for all work required and Mr. Lambert explained the various items of work needed and the approximate cost of each. Following review and consideration, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Scot-Greene, Inc., Phase IV, Section 6, 15-lot Final Subdivision Plan be approved with conditions: the Plan not be released from the Township until posting of the required bond amount (\$84,425), the recreation impact fee of \$7,500 is posted, and the transportation impact fee is posted at the time of Land Use Permit Application.

The Zoning Officer presented a request from David H. Martin Excavating for a revision to an Approved Land Development Plan for change in 2-story office building footprint. He stated the Plan was reviewed by Township staff on behalf of the Township Planning Commission and recommended approval. Mr. Lambert stated this is very minor in nature and less than 5% increase of overall floor plan for the building addition with no impact on stormwater and requires no further parking. Mr. Lambert stated a condition of the previous approval was that an approved Highway Occupancy Permit (HOP) should be secured for the second access onto Route 997. He noted the developer had provided documentation with this submission the receipt of an approved HOP, therefore, that condition of approval could now be eliminated. Following review and consideration, on a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the request by David H. Martin Excavating for Revision to Approved Land Development Plan with the change in 2-story office building footprint be approved as presented with the condition the original approval condition for HOP be eliminated since it has been received.

The Chairman noted consideration of a 3.5% increase for full-time and part-time employees and all benefits remain the same. Supervisor Burns stated he felt it was fair for employees, it was built into the budget and not a budget issue, and the raise would be from 50 cents to 80 cents per hour. Supervisor Brookens stated it basically reflected a cost of living increase and mirrored what the Township Auditors had given to the Township Supervisors and agreed with the amount. The Chairman also agreed it was a cost of living increase and fell within budget limitations and well deserved by the employees. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the salary increase for full-time and part-time Township employees be 3.5% with all benefits remaining the same.

The Chairman noted a current part-time employee has proven himself as a part-time employee and stated the Township had one less full-time employee, the use of Township Engineer for plowing snow, and a new vehicle purchased that does not required a CDL and recommended this part-time employee be made full-time. Supervisor Burns stated that in the middle of 2010 a full-time employee had resigned and that position has not been filled and the part-time employee has been a good employee. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that part-time employee, John Sutton, be promoted to full-time employee effective this date.

On a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: Check Numbers 16160 through 16178, inclusive, to be paid from the General Fund; and, Check Numbers 1897 through 1903, inclusive, to be paid from the Liquid Fuels Fund.

There being no other business before the Board for this Meeting, the Chairman adjourned at approximately 8:12 P.M..

Respectfully submitted,

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Secretary