

January 12, 2010
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, January 12, 2010, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

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

Daniel Bachman
Todd Dusman
Gregory Lambert
Diann Weller

Visitors: See list

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

The Minutes of the December 22, 2009 Regular Meeting stand approved as presented.

The Minutes of the January 2, 2010, Annual Re-organization Meeting stand approved as presented.

On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that the job description for *Roadmaster, Assistant Roadmaster, Director of Public Works, and Assistant Director of Public Works* be approved as written. The Chairman stated the positions of *Director of Public Works and Assistant Director of Public Works* will be included with the positions of *Roadmaster/Assistant Roadmaster*. He further stated that all previously noted positions were filled at the Annual Re-organization Meeting (held January 4, 2010).

On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the job description for *Office Administrator and Assistant Office Administrator* be approved as written.

On a motion by Todd E. Burns, seconded by Charles D. Jamison, Jr., and by a vote of 3-0, the Board unanimously voted that Travis L. Brookens be appointed as *Office Administrator* for 2010 and the positions of *Assistant Office Administrator* will be filled by Todd E. Burns and Charles D. Jamison, Jr. for 2010.

On a motion by Charles D. Jamison, Jr., seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that the job description for *Director of Parks & Recreation and Assistant Director of Parks & Recreation* be approved as presented.

On a motion by Travis L. Brookens, seconded by Charles D. Jamison, Jr., and by a vote of 3-0, the Board unanimously voted to appoint Todd E. Burns as *Director of Parks & Recreation* for 2010 and the *Assistant Director of Parks & Recreation* will be Travis L. Brookens and Charles D. Jamison, Jr. for 2010.

On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that the job description of *CAD Manager* and *GIS Manager* be accepted as written.

On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that Todd Dusman be appointed as *CAD and GIS Manager*.

The Chairman noted that a motion was made and approved at the Re-organization Meeting regarding the effective start date of full time employee, Todd Dusman, was to be effective January 1, 2010. He stated it needed to be effective as of January 5, 2010 as the start date. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that the motion be amended to show that Mr. Dusman's effective start date will be January 5, 2010.

The Chairman recognized the presence of four Chambersburg senior students from their Civics class at this meeting and asked them to introduce themselves. On behalf of the Board, the Chairman welcomed the students and informed them to ask questions if so desired.

It was the consensus of the Board that the Fayetteville Vol. Fire Department Fire Police November and December 2009 Year-to-Date and the 2009 Annual Report shall stand accepted as presented.

Mr. Gregory Lambert, Township Engineer, noted that he had performed an analysis as requested by the Board of Supervisors to establish a speed limit along Ragged Edge Road (T-522). A copy of his report was distributed to each Board Member for their information and reference. Mr. Lambert identified a portion of that roadway posted as *North* at 35 mph, a portion identified as *South* at 35 mph and Walker Road at 35 mph. He performed the speed trials, etc and the report showed a portion not posted and he recommended that portion be posted at 35 mph to maintain continuity and in kind with the corridor. He further noted his findings of a number of hazardous conditions and recommended warning signs be put in place. He stated that in order to post the proposed speed limit, the Board would need to accept the report and findings and authorize the preparation of an ordinance and advertise a public meeting for consideration of same. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that the study to establish a speed limit along *Central* Ragged Edge Road (T-522) be accepted as presented and all conditions recommended by the Township Engineer be addressed during the ordinance preparation and authorize the Township Solicitor to prepare said ordinance for consideration by the Board at a later public meeting.

Mr. Gregory Lambert, Township Engineer, stated the Township had received a request for bond reduction regarding Upland Estates. He stated the Township currently maintains two (2) bonds to ensure the completion of public improvements for this development; an original bond for the overall work in the amount of \$472,458.42 and a supplemental bond in the amount of \$237,719.00 to be used for the completion of stormwater improvements required to rectify offsite drainage issues in accordance with the PA DEP Stop

Work Order. It was discovered that some of the work was “double covered” and Dan Ryan Builders, developer, was requesting a bond reduction. Mr. Lambert stated he would recommend the original bond amount be reduced by \$305,122.90 for a final retainage of \$167,335.52 which includes a 10% contingency for the completion of the remaining streets and stormwater appurtenances along with sealing and cleaning of all inlet structures. He stated that an inspection had been performed with Franklin County Conservation District and Dan Ryan Builders the previous week and significant work has been completed and Land Use Permits may now be issued. He further stated the supplemental bond for the detention basin be retained. Following review and 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 bond for Upland Estates be reduced as follows: the original bond in the amount of \$472,458.42 be reduced to \$167,335.52 and the supplemental bond in the original amount of \$237,719.00 be retained.

The Zoning Officer reviewed the December 2009 Monthly Zoning Office Report with the Board as submitted. He noted the 2009 Annual Report is presently being prepared and should be ready for presentation at the February 9, 2010 Regular Meeting for the Board’s review. It was the consensus of the Board the December 2009 Monthly Zoning Office Report shall stand approved as presented.

The Zoning Officer presented a 1-lot Final Land Development Plan for G & R Enterprises; property located along Coffey and Bloom Avenues; revised plan previously approved by the Supervisors in 2007; revised plan has been phased; this phase proposes coffee shop only and a car wash at a later date. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission – reviewed with no comment (12-2-09); Franklin County General Authority approved (1-12-10); Franklin County Conservation District – previously approved (8-13-07); Township Engineer and Planner – comments of both were included with the *Approval Checklist* noting they had reviewed the plan and recommended approval with a new bond estimate in the amount of \$113,268 to replace the previously submitted \$124,186 bond; Township Planning Commission reviewed at their meeting held December 14, 2009 and recommended approval subject to all agency approvals; transportation impact fee previously paid. Supervisor Brookens asked if the original bond had been posted and the ZO stated ‘yes’ and the plan was recorded but the developer never proceeded with the project. Mr. Joe McDowell of Martin & Martin, Inc., engineer for the developer, stated there was an issue regarding the car wash and the developer is presently only working on the coffee shop installation at this time. Supervisor Burns asked if the impact fee was based on the whole project and Mr. Lambert confirmed same. 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 G & R Enterprises 1-lot Final Land Development Plan be approved with the condition that before the plan is released from the Township, a bond in the amount of \$113,268 is posted.

The Zoning Officer presented a 2-lot Final Subdivision/Lot Addition Plan for LIDA, Parcel 27A property located along Opportunity Avenue. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission – reviewed with no comment (12-17-09); planning exemption (under FCADC Land Development Plan) previously approved; Franklin County General Authority approved; Township Engineer and Planner – comments of both were included with the *Approval Checklist* noting this revised subdivision plan corrected the required lot depth and deed division lines to place both the new lot 27A and the residue lot 27B into full compliance and recommended final plan approval of lot 27A and addition of parcel 3-89-22A without any conditions; the plan was reviewed by Township Zoning staff on behalf of the Township Planning Commission and recommended approval (1-11-10). On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the LIDA, Parcel 27A 2-lot Final Subdivision/Lot Addition Plan is approved as presented.

The Zoning Officer presented a 1-lot Final Land Development Plan for FCADC, Parcel 27A; property located along Opportunity Avenue. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission – reviewed with no comment (12-17-09); module previously approved by PA DEP (7-16-99); Franklin County General Authority approved (12-3-09); Franklin County Conservation District noted as “adequate” (12-21-09); Township Engineer and Planner – comments of both were included with the *Approval Checklist* noting this revised land development plan addressed previous comments by adding several notes and design features and would recommend approval subject to submission of all required bonds and fees—stormwater bond in the amount of \$82,225 under review at this time; Township Planning Commission reviewed at their meeting held January 11, 2010 and recommended approval subject to impact fees, etc being paid. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the LIDA, Parcel 27A 2-lot Final Subdivision/Lot Addition Plan is approved as presented.

The Zoning Officer presented a 3-lot Preliminary Subdivision Plan for Bradley Gsell; property located along Mt. Union Road. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission – reviewed with no comment (10-6-08); Greene Township Municipal Authority approved (8-14-09); planning exemption granted by PA DEP (7-15-09); Guilford Water Authority – ‘can serve’ (9-23-08); Franklin County Conservation District noted as “adequate” (3-24-09); Township Engineer and Planner – comments of both were included with the *Approval Checklist* noting this revised preliminary plan addressed previous comments and would recommend approval subject to review fees being paid (1-12-10) - stormwater bond required at final plan; plan reviewed by Township Zoning Office on behalf of Township Planning Commission and recommended approval (8-29-09); transportation impact fee of \$1,086 per lot required; recreation impact fee required at final plan. On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the Bradley Gsell 3-lot Preliminary Subdivision Plan be approved as presented with all comments and notes added and the plan may be released and the traffic impact fee of \$1,086 per lot be posted at the time Land Use Permit(s) are issued.

On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted that all full-time (Township) employees and benefits for 2010 will be as follows: all full-time employees will receive a 3% increase and add one (1) "Personal Day" to the benefit package and all other benefits shall remain the same.

On a motion by Todd E. Burns, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted the service fees for both the Township Engineer and Township Planner for 2010 will be adjusted accordingly and the Resolution will be amended to reflect those increases.

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 payment of invoices as follows: Check Numbers 14985 through 14994, inclusive, to be paid from the General Fund; Check Number 1414 to be paid from the Electric Light Fund; and, Check Numbers 1748 through 1752, inclusive, to be paid from the Liquid Fuels Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:40 P.M..

Respectfully submitted,

Secretary