

October 27, 2009  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, October 27, 2009, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Charles D. Jamison, Jr.  
Todd E. Burns  
Glenn O. Shetter  
Welton Fischer

Travis Brookens  
Daniel Bachman  
Gregory Lambert  
Diann Weller

Visitors: See list

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

Supervisor Burns asked for a correction to the Minutes of the Continued Public Hearing held October 13, 2009, noting the unidentified visitor mentioned in said Minutes has been identified as Thomas Kriner, owner of adjacent property east of Interstate 81 and fronts on Nolts Road. The Minutes of the Continued Public Hearing held October 13, 2009 shall stand approved with corrections.

The Minutes of the October 13, 2009 Regular Meeting stand approved as presented.

The Chairman presented the Chambersburg Area Wage Tax Board Proposed 2010 Operating Budget. Supervisor Burns inquired as to the substantial decrease for "contracted services". The Chairman, also serving as Township representative to the Wage Tax Board, stated that microfilming has been stopped at the present with the Board opting to store records for seven (7) years and then destroyed to be in line with state and federal requirements. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Chambersburg Area Wage Tax Board Proposed 2010 Operating Budget be approved by the Greene Township Board of Supervisors and authorize the Township's representative to vote in favor.

The Chairman noted that due to the untimely passing of Emery Elbel, a regular member vacancy was created on the Township Zoning Hearing Board. He stated he had contacted one of the current Alternates, Mr. William Naugle, and inquired if he would be willing to fulfill Mr. Elbel's remaining term to which Mr. Naugle stated he would. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted that William Naugle be appointed as a regular member to the Township Zoning Hearing Board.

The Chairman noted the 2010 Proposed Greene Township Preliminary Budget has increased slightly; approximately 6/10 %; no services were eliminated. He stated he felt it was a good operating budget at this point. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Proposed 2010 Greene Township Preliminary Budget be passed as presented.

The Zoning Officer stated an error had occurred on invoicing being sent to Dan Ryan Builders instead of the correct person. He stated that Dan Ryan Builders had paid the incorrect invoice and were requesting a refund of the total amount paid of \$2,265.00. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted to refund Dan Ryan Builders in the amount of \$2,265.00.

The Zoning Officer presented a request from TME Surveying for a 90-day extension for the William Mills Subdivision; current time expires November 9, 2009. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted that the request for review time extension for William Mills Subdivision Plan be granted an additional ninety (90) days commencing November 9, 2009.

The Chairman noted the request for waiver of required well setback distance for Levi Hostetler, 2593 Letterkenny Road, was being continued from the last meeting regarding whether the property was connected to public sewer or septic which would determine the location of the well setback. The Township had received correspondence from the Hostetlers' stating the property is connected to public sewer. The Chairman asked what the required setback would be and the Assistant Zoning Officer noted 30-foot setback and the setback was being requested to be closer. The Chairman also noted the correspondence stated the property owner was requesting to live in an existing mobile home on site during construction of a new home. It was noted this was a separate item appearing next on this Meeting's Agenda. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the request for waiver of required well setback distance for Levi Hostetler, 2593 Letterkenny Road, be granted.

Supervisor Shetter noted the Hostetler's correspondence requested occupation of the existing mobile home while a new home is being constructed from April 2010 to April 2011. It was discussed the time frame requested could be granted with a condition that if more time were needed, the Hostetlers' would request additional time. Supervisor Burns also asked if the existing home should be removed within, for example, sixty (60) days upon completion of the new home. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the request for the temporary occupation of existing mobile home during new home construction from Levi Hostetler, 2593 Letterkenny Road, be granted and the time limit would commence April 1, 2010 to April 1, 2011, and if the new home is not completed by that time, the Hostetlers' would have to request in writing any additional time be extended; and, further, upon completion of the new home, the Hostetlers' would have sixty (60) days to remove the existing mobile home from the property.

The Assistant Zoning Officer presented an 18-unit Preliminary Subdivision/Land Development Plan identified as Carannante Townhomes at Meadowbrook. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission – reviewed with no comment (4-12-09); Greene Township Municipal Authority – approved with a bond being required at final plan (7-9-09); planning exemption approved by PA DEP (10-28-96); Guilford Water Authority – approved with a

bond being required at final plan (10-15-09); Franklin County Conservation District – noted ‘adequate’ (10-2-09); Township Engineer and Planner – comments of both were included with the *Approval Checklist* noting that previous revisions were acceptable and recommended approval with a stormwater bond required at final plan (10-27-09); Township Planning Commission reviewed at their meeting held October 5, 2009 and recommended approval subject to engineering comments be addressed and approval by Guilford Water Authority being received; recreation impact fees of \$500/unit required; transportation impact fees in total amount of \$30,975 required. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the 18-unit Preliminary Subdivision/Land Development Plan identified as Carannante Townhomes at Meadowbrook be approved as presented.

The Assistant Zoning Officer presented the 79-lot Final Subdivision Plan identified as Salem Road Village; property located off Salem Road. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission – reviewed with no comment at preliminary (8-29-08); Greene Township Municipal Authority – approved with a required bond in the amount of \$84,755 (10-9-09); planning exemption approved by PA DEP (10-3-08); Guilford Water Authority – existing facilities (10-20-09); Franklin County Conservation District – noted as ‘adequate’ (12-5-08); Township Engineer and Planner – comments of both were included with the *Approval Checklist* noting that previous comments had been addressed and recommended approval subject to a stormwater bond required in the amount of \$328,324.000 (10-27-09); Township Planning Commission reviewed at their meeting held October 5, 2009 and recommended approval subject to engineering comments and all notes being addressed and all impact fees being posted; transportation impact fee in the total amount of \$98,688 required; recreation impact fee in the total amount of \$37,500 required; road deeds of dedication and traffic control/speed limit ordinance required but not yet submitted. The Township Solicitor stated he still needs to meet with Mr. Adam Schellhase regarding the road deeds of dedication. The Township Engineer noted the required bond of \$328,324.00 is for both stormwater and road work with the road work being the majority; this is in addition to sanitary sewer bond. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the 79-lot Final Subdivision Plan identified as Salem Road Village be approved with conditions and the plan not be released as follows: (1) road deeds of dedication and traffic control/speed limit ordinance be prepared to the satisfaction of the Township Solicitor; (2) the recreation impact fee of \$37,500 be posted; (3) road and stormwater bond in the amount of \$328,324 be posted; and, (4) upon issuance of first Land Use Permit the posting of the total transportation impact fee of \$98,688 is posted. Mr. Adam Schellhase asked for clarification of the fees as stated to be posted for transportation and it was duly corrected that the transportation impact fee is paid as *each* lot is developed and not the total amount is paid ‘up front’. It was also noted that a townhome does not constitute a ‘full unit’ for determining a transportation impact fee.

The Chairman asked if there had been any revisions made to the Melvin Diem 3-lot Final Subdivision Plan being reviewed at this meeting for re-approval. This plan depicts property located partially in Greene Township and partially in Southampton Township (Franklin County) and the Assistant Zoning Officer stated there were no revisions to the portion located in Greene Township. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the Re-approval of the Revised Melvin Diem 3-lot Final Subdivision Plan be approved with the condition the plan not be stamped or removed from the Township until such time all review fees, past and present, are paid and then the plan may be released.

On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted to authorize payment of invoices as follows: Check Numbers 14741 through 14766, inclusive, to be paid from the General Fund; and, Check Numbers 1716 through 1718, 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 7:30 P.M..

Respectfully submitted,

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Secretary