

December 8, 2009  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, December 8, 2009, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, following a Continued Public Hearing regarding a proposed new zoning district, *Medium Density Commercial*.

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 approximately 7:20 P. M., following a few minutes' recess after the Continued Public Hearing.

The Minutes of the November 10, 2009 Regular Meeting stand approved as presented.

Resident Jane Wilson asked the Board if the Sheetz store located at Route 11 and Cumberland Highway was going to be relocated to the other side of Cumberland Highway. The Chairman stated they were not aware of anything other than what has already been presented and noted the bad traffic problem already in the area. Mrs. Wilson also asked about regulations regarding ATVs that are frequently running in a field near their property. The Chairman stated there were already enough laws on the books with the State regarding ATVs. The Chairman asked Mrs. Wilson if she or her husband had spoken with the property owner regarding the matter and she stated they had. She further noted there are more and more children and now even smaller children that are running the ATVs. The Chairman stated he would contact the property owner and make him aware of the possible liability. Mrs. Wilson stated she had already called Harrisburg and was told to let the local Board know of the situation.

The Chairman presented the Greene Township 2010 Final Budget and Supervisor Shetter stated he felt it was a very good budget with minimal increase. Vice Chairman Burns stated there had been no changes since the Preliminary (Budget) had been submitted. Following consideration, on a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the Greene Township 2010 Final Budget be approved as presented.

The Chairman presented a request from the Franklin County Drug Task Force regarding the 2010 contribution. Correspondence from the Task Force indicated the various municipalities' share based on population with Greene Township at \$3,799.77. It was noted the Township contributed a total of \$5,500 to the Drug Task Force in 2009. Following consideration, on a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to honor the request from the Franklin County Drug Task Force and although the Township's share was shown as \$3,799.77, the Board voted to contribute a total of \$6,000 to the Franklin County Drug Task Force for the coming year (2010).

The Board reviewed the Fayetteville Volunteer Fire Department Fire Police September and October 2009 Monthly Report and the Year-to-Date 2009 Report as submitted. Following review, on a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the Fayetteville Volunteer Fire Department Fire Police September and October 2009 Monthly Report and the Year-to-Date 2009 Report be accepted as submitted.

The Zoning Officer presented Township **Resolution No. 20-2009**, a request for public sewer extension for property of William Mills, Rocky Spring Road, as submitted by Vince Elbel, Township S.E.O.. The ZO stated the request was submitted with the subdivision plan; single family dwelling to tap into the Greene Township Municipal Authority (sewer) lines. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted that Township **Resolution No. 20-2009** for public sewer extension for William Mills Subdivision, Rocky Spring Road, by Vince Elbel, Township S.E.O., be approved as presented.

The Zoning Officer presented and reviewed the November 2009 Monthly Zoning Office Report and it was the consensus of the Board the Report shall stand approved as presented.

The Zoning Officer presented a request for review time extension of ninety (90) days from David H. Martin Excavating, Inc. on behalf of Acorn Land Development, LLC-Poetry Estates Subdivision Plan; current deadline is December 15, 2009. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the review time extension request for Poetry Estates by granted an additional ninety (90) days commencing December 15, 2009 forward.

The Zoning Officer presented a request for review time extension until March 22, 2010 from Hanover Land Services, Inc., on behalf of their client, White Church Meadows Subdivision Plan; current deadline is December 21, 2009. The ZO stated the extension date noted is actually equal to ninety (90) days. 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 review time extension for White Church Meadows Subdivision Plan be granted an additional ninety (90) days commencing December 21, 2009 forward.

The Assistant Zoning Officer presented a request for bond reduction for Salem Road Village; Township currently holds a Letter of Credit in the amount of \$328,324. The Township Engineer noted that since the last Supervisors Meeting and plan approval to date, the (road) sub-base and curbs have all been completed as well as the (road) base. In view of this work, the Engineer stated he re-computed the bonding requirements to \$89,485 or a reduction of \$238,839 from the original bonding posted of \$328,324. He noted the current bonding would include 10% contingency and there some minor comments in his memo to the Supervisors dated 12/8/2009. Vice Chairman Burns inquired if the \$89,000+ figure would be enough for the wearing course and the Engineer stated 'yes' as well as holding for boxes and detention basins. Following review and consideration, 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 by Salem Road Village for bond reduction be granted and the bonding be reduced to \$89,485.

The Assistant Zoning Officer presented a request for waiver of Section 85-39.H(b), requirement to construct roadway, received for the Brad Gsell Subdivision. The AZO stated the request had been previously reviewed by the Board and tabled from their October 13, 2009 meeting. The Township Engineer referred to the plan and stated this (request) would create four (4) driveways accessing the roadway with the residual accessing Aspen and the Code only permits three (3) driveways accessing the roadway. He further stated he did not feel the applicant had not shown the street correctly with regard to topography, noting that any further subdivision of this property would have to come from another point rather than this driveway. Supervisor Shetter inquired as to the 'j'-shape piece of land and the Engineer stated that Mr. Gsell would have to go another route to exit his property; discussion ensued regarding the residual property's access. Mr. Mark Bard, engineer for developer, asked for clarification regarding access spoken of earlier by the Township Engineer. Discussion ensued regarding attaching 50-foot right-of-way to "back lot". Mr. Bard stated that Mr. Gsell wanted to be present at this meeting but was unable and stated that if the waiver was granted there could be conditions attached. It was noted the roadway had not been built to Township specifications. Visitor Clark Crider asked if four (4) dwelling units were going to use the right-of-way. The Township Solicitor answered that currently the owner cannot meet the Township regulation regarding only three (3) driveways being permitted to access a cul-de-sac and discussion continued regarding whether it was actually three (3) or four (4) driveways in question. The Township Engineer also noted that Guilford Water Authority also has access as a public servant. Following lengthy discussion and review, 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 waiver of Section 85-39.H(b), requirement to construct roadway, for the Brad Gsell Subdivision Plan be granted with conditions that: (1) 50-foot right-of-way shown on the plan be severed from the residual and no further access can be granted to any other user of this access; (2) the Subdivision Plan be tabled until such time the new plan is presented and showing the right-of-way has been severed.

The Assistant Zoning Officer presented a request for waiver of the required well setback distance submitted by Clark Crider. He noted the minimum setback required is 35 feet as provided in the Township Code. Vice Chairman Burns inquired as to the location of the sand mound and proposed well. It was noted that Mr. Crider now meets the State requirements for distance. The septic repair permit has been applied for but the permit has not been issued to date by the Township S.E.O.. Discussion ensued regarding the location of public sewer. During discussion of the well, the Township Engineer noted the sewer line could be concrete encased. Following discussion and review, 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 submitted by Mr. Clark Crider be granted with conditions: (1) clarification from the Township S.E.O. on the line from the house to the tank that it is compliant with State law; (2) septic tank be installed seventy (70) feet from the well; and, (3) the well permit not be issued until these clarifications have been determined.

Both the Zoning Officer and Assistant Zoning Officer stated a request for time extension had been received for the Brad Gsell Subdivision Plan. The Chairman asked that the record show that Item 14.a. as it appeared on this Meeting's Agenda be moved and this new item be inserted on the Agenda to address the time extension request for the Brad Gsell 3-lot Preliminary Subdivision Plan. The request for review time extension was for ninety (90) days; current deadline is December 13, 2009. 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 a time extension of ninety (90) days for the Brad Gsell 3-lot Preliminary Subdivision Plan be granted commencing December 13, 2009 forward.

It was noted the next item on the Agenda identified as, 14.a. "Bradley Gsell – 3-lot Preliminary Subdivision Plan, had already been discussed with earlier item(s). Therefore, on a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the Bradley Gsell 3-lot Preliminary Subdivision Plan be tabled until such time as a revised preliminary subdivision plan is presented.

On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the employee incentive and Christmas party be granted again this year and this be granted for each additional year from this point forward unless otherwise noted as an item on an agenda and voted by the Board.

The Township Solicitor had no further comments for this Meeting.

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 the payment of invoices as follows: Check Numbers 14867 through 14884, inclusive, to be paid from the General Fund; and, Check Numbers 1730 and 1731 to be paid from the Liquid Fuels Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 8:14 P.M..

Respectfully submitted,

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Secretary