

July 28, 2009
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, July 28, 2009, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, following two (2) Public Hearings.

Present:

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

Travis Brookens
Daniel Bachman
Diann Weller
Gregory Lambert
Andrew Paszkowski

Visitors: See list

The Chairman called the Regular Meeting to order at approximately 8:10 P. M. following a few minutes' recess after the second Public Hearing.

The Minutes of the July 14, 2009 Regular Meeting stand approved as presented.

The Chairman asked the Township Planner, Andrew Paszkowski, to present the next item on the Agenda regarding the Agricultural Security Area. The Planner stated that both the Township and County Planning Commissions had reviewed the Ag Security area(s) currently located in the Township; the Ag Security areas must be reviewed and acted upon accordingly every seven (7) years. He stated in 1983 there was one original area and then in 1988 another area was added and it was decided to review both areas and consolidate into one area. He stated the Township has received requests to be removed, to be added, change ownership, or conservation easements and these are all being presented to the Board for their consideration at this Meeting as noted on the copies given to each Board Member for their review. Both Commissions and the Township Ag Security Advisory Committee were recommending both these areas be continued as one for an additional seven (7) years and that all properties and map as noted be made part of the resolution which all will need to be recorded at the County Court House and then submitted to Farm Land Preservation. There were no additional comments from either the Board or Township Zoning officials. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the Agricultural Security Areas be adopted as presented and Township **Resolution No. 14-2009** be adopted as presented and included will be all documentation of all farms as listed and the map.

The Zoning Officer presented a request for review time extension of ninety (90) days from Curfman & Zullinger Surveying on behalf of Roger Wingert Land Development Plan; current time expires July 31, 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 review extension for Roger Wingert Land Development Plan be granted an additional ninety (90) days commencing July 31, 2009.

The Zoning Officer presented a request for sewage facilities planning exemption for Bennett Farner Subdivision Plan; was included with submission of subdivision; two (2) single family lots off Rock Road; written certifications received from both Borough of Chambersburg and Greene Township Municipal Authority; to be submitted to PA DEP. 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 sewage facilities planning exemption for Bennett Farner Subdivision Plan be granted.

The Zoning Officer presented a request for sewage facilities planning exemption for Roger Wingert Land Development Plan; proposed office building along Philadelphia Avenue; one (1) edu; written certifications received from both Borough of Chambersburg and GTMA; to be submitted to PA DEP. 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 sewage facilities planning exemption for Roger Wingert Land Development Plan be granted.

The Assistant Zoning Officer presented a request for refund for an *Application for Land Use Permit* received from Ms. Tona Beatty, 2560 Henry Road. The *Application* was denied due to upon inspection of the proposed work, the required setback requirements could not be met; therefore, Ms. Beatty requested the previously paid fee of \$5.00 be refunded. 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 *Application for Land Use Permit* as received from Ms. Beatty be granted.

The Assistant Zoning Officer presented a Revised Grading and Drainage Plan for Upland Estates; Plan was previously approved; this Plan depicts revision to the grading with reconstruction of a basin and additional grading throughout the site; stormwater revision only. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission – n/a, stormwater revision only; Greene Township Municipal Authority – previously approved (6-11-09); Guilford Water Authority – no comment to date; Franklin County Conservation District – noted ‘adequate’ (7-21-09); Township Engineer’s comments were attached with recommended stormwater bonding in the amount of \$237,719 be posted (7-28-09); Township Planner noted ‘ok’ (3-18-09); Plan was staff reviewed by Zoning Department and recommended approval (7-28-09); PA DEP e-mailed the developer the ‘stop order’ had been rescinded. The Township Engineer stated he has been working with the developer to come up with a revised plan that satisfies both PA DEP and the Township. He further noted the owners of Lots 26 and 27 should be included in the owner’s certification block. Supervisor Burns asked if the direction of stormwater and flow downstream had been verified and the Engineer stated the flows will be less than what is currently occurring. The Township Solicitor stated he had received a telephone call from the attorney for the property owner and they are comfortable with what is proposed. The Chairman asked a representative from Dan Ryan Builders, who was present at this meeting, if they had received any (telephone) calls during a storm the previous week. Mr. Joel Rensberger, Dan Ryan Builders, stated it seemed to be holding and that he had received no calls or complaints. Mr. Rensberger requested of the Board if their motion would include allow home building activities to resume. The Chairman stated they could not include at this

time until at least after Wednesday (July 29) and asked Mr. Rensberger to talk to him after this Meeting. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Upland Estates Revised Grading and Drainage Plan be approved with conditions: owner's certification block be signed by James and Stacy Maun (for Lots 26 and 27) and placement of a bond in the amount of \$237,719 be posted before the Plan will be released from the Township. (Note: See later in these Minutes)

The Chairman noted the satisfactory completion of a six-month probationary time period for two (2) employees; namely, Andrew Paszkowski, Township Planner, and Gregory Lambert, Township Engineer. Mr. Lambert stated he was very appreciative of the invitation to work for the Township and would say without hesitation he was very thankful to work here and glad for the opportunity. Mr. Paszkowski concurred with Mr. Lambert's statement and noted it was a "God send" of the invitation to come here to work. Supervisor Shetter added his comment that he was glad both individuals were here. Supervisor Burns stated that both are tremendous assets to the Township and looks forward to working with both. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the probationary time period for these two (2) employees is now completed and they are officially considered full-time employees with compensation as directed by the Board.

At this time, Mr. Rensberger asked if the Board would consider amending their previous motion (regarding Upland Estates) to not indicate specific names as owners of Lots 26 and 27 due to possible change at any time. The Board accepted the request and on a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the original motion for Upland Estates be **amended** that owners of Lots 26 and 27, whomever they might be at that time, would sign (the owner's certification block) and the names of James and Stacy Maun be removed from the original motion. Mr. Rensberger noted his appreciation to the Board for their consideration and subsequent action.

There were no further comments from the Township Solicitor.

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 14419 through 14447, inclusive, to be paid from the General Fund; and, Check Numbers 1688 through 1694, inclusive, to be paid from the Liquid Fuels Fund.

Supervisor Shetter noted he wished to remind the Board that at their Regular Meeting held April 28, the Personnel Manual was to be updated and that it stills needs to be done. The Chairman concurred.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 8:34 P.M..

Respectfully submitted,

Secretary