

September 8, 2009
Scotland, PA 17254
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, September 8, 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 approximately 7:00 P. M..

The Minutes of the August 25, 2009 Public Hearing Continued from July 28, 2009, regarding a proposed Ordinance relating to Golf Courses and Golf Clubs (Country Clubs) stand approved as presented.

The Minutes of the August 25, 2009 Regular Meeting stand approved as presented.

The Chairman noted receipt of correspondence from PA DEP regarding submission of the Township's Act 537 Plan as prepared by Zeiders & Szajna. Gregory Lambert, Township Engineer, stated that he and Andrew Paszkowski, Township Planner, will be meeting with the Township Municipal (Sewer) Authority (GTMA) engineer and determine what needs to be done in order to complete the deficiencies as noted in DEP's correspondence. Mr. Lambert noted that most of the deficiencies stated deal primarily with the Sewer Authority. He said they will obtain technical information from GTMA's engineer and prepare a return response 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 to acknowledge receipt of a letter from PA DEP regarding the Act 537 Plan.

The Chairman noted the Township's intent to purchase an all-wheel drive either tandem or single axle dump truck off State Contract; he noted several problems with tandem use on the mountain roadways. Supervisor Burns asked if this truck is to be purchased yet this year and the Chairman stated 'no'; it would be ordered this year but with the stipulation that it is not to be delivered until after January 1, 2010. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Township will order a single axle all-wheel drive dump truck off State Contract with the stipulation that it will not be delivered until after January 1, 2010.

The Township Engineer stated the Township had received a request from the Chambersburg Area School District for release of a bond in the amount of \$46,767.88 placed for the Scotland Elementary entrance project. He stated that construction was required along Orchard Lane as part of the Elementary's Land Development Plan and PennDOT has finally approved the project work. He further noted that everything has been satisfactorily completed and would recommend release of the bond in the form of a CD owned jointly by the School District and the 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 bond for the Chambersburg Area School District for the Scotland Elementary Plan in the amount of \$46,767.88 be released.

The Township Engineer stated the Township is in receipt of a request for waiver from TME Surveying on behalf of Thomas R. Kriner & Aloma Dawkins Subdivision Plan relative to bonding for proposed stormwater facilities. He stated the Township has been encountering the problem of these types of facilities and is becoming more prevalent with PA DEP requiring them to be put in place. He would recommend the waiver and the Township develop a policy regarding this matter; i.e. provide that a separate permit be issued on this type of project, set an inspection fee, etc. This would require an amendment to the Township Subdivision Ordinance. The Solicitor stated the Township could waive this requirement at this time but make it a condition for issuance for that permit and if that is done there should be a note on the plan to alert the buyer. Discussion ensued regarding this matter with comments being offered by the Board and staff. The Chairman noted he would like to see both a deed restriction and a note placed on the plan. The Solicitor stated placing a note on the plan would ensure that the plan is recorded at the Court House and it made a matter of record. Supervisor Burns inquired regarding the fee and the Engineer stated a policy needs to be established, perhaps between \$500 and \$1,000. It was noted this is the first of this type of request. The Engineer noted it should be a separate permit (i.e. stormwater on-lot system). On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the Thomas R. Kriner and Aloma Dawkins Subdivision Plan request for waiver be granted with conditions: that a note be placed on the plan regarding the requirement for stormwater facilities and a deed restriction for the stormwater facilities be done, and at the time of Land Use Permit issuance there be a fee to cover all inspection services, and final approval for that will be done at the Occupancy Permit approval stage.

The Chairman noted a request had been received from area residents on Ragged Edge Road that the Township look at the current speed for that road. The Township Engineer stated that all surrounding roadways are currently 35 mph and he would check the Code for the speed on Ragged Edge Road. Discussion ensued regarding what would be the recommended speed and what it is currently. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to authorize the Township Engineer to perform a traffic study from the intersection of Edgewood to the intersection of Brindle and Edgewood for the appropriate speed limit to be posted.

The Township Engineer stated the Capital Improvement Plan is to be updated annually and it's been approximately three (3) years so in order to preserve the funds in place, the Township needs to move the timeline forward. Therefore, he recommended to re-open the study and new dates to extend the timeline. 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 Township Engineer to re-convene the Traffic Impact Advisory Committee for purposes of updating and extending the timeline for the Capital Improvement Plan to be done on a monthly basis until it has been updated and approved and then annually afterwards for updating.

The Board reviewed the Fayetteville Volunteer Fire Department Fire Police July, August and Year-to-Date 2009 Reports as submitted. It was the consensus of the Board to accept the Reports as submitted.

The Zoning Officer presented the August 2009 Monthly Zoning Office Report. The Board reviewed the Report as submitted and it shall stand approved as presented.

The Zoning Officer presented a request for review time extension of ninety (90) days from Dennis E. Black Engineering, Inc. on behalf of their client, Carannante Townhomes Subdivision Plan; current time expires September 21, 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 request for review time extension for Carannante Townhomes Subdivision Plan be granted for an additional ninety (90) days commencing September 21, 2009.

The Zoning Officer presented a request for review time extension of ninety (90) days from David H. Martin Excavating, Inc. for Poetry Estates Subdivision Plan; current time expires September 16, 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 time extension for Poetry Estates Subdivision Plan for additional ninety (90) days be approved commencing September 16, 2009.

The Zoning Officer presented a request for review time extension of ninety (90) days from All Land Services on behalf of their client for the Brad Gsell Subdivision Plan; current time expires September 14, 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 request for review time extension for additional ninety (90) days commencing September 14, 2009 be granted.

The Assistant Zoning Officer presented a request for bond release from David H. Martin Excavating, Inc. for Orchard Estates, Phase III; the bond was issued in the amount of \$91,547.50. The Township Engineer stated the streets have been dedicated and other matters have been or are presently being resolved and recommended release of the bond. He noted a plate will be placed on top of the inlets and put eight inches (8") on top of that and it will be designed so that if the size has to be increased it can be. The Solicitor noted the deadline for any street dedications was September 1 and the Chairman and Engineer stated they had discussed the matter and noted it was a small section of street involved. 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 bond release for Orchard Estates, Phase III, in the amount of \$91,547.50 be granted.

The Assistant Zoning Officer presented a request for bond release for FCADC, Tilman Dump Trailers, LLC. He stated the original request was presented to the Board December 19, 2008 and the Board approved a reduced bond in the amount of \$30,470 which the Township currently holds. The Engineer stated the conversion of the temporary e and s to permanent facility and it has now been completed. 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 bond release for FCADC, Tilman Dump Trailers, LLC, in the amount of \$30,470 be granted.

The Assistant Zoning Officer presented a request for extension of the Preliminary Plan Approval deadline for Eagle Rock, Phase II, submitted by Dennis E. Black Engineering, Inc. He noted on September 14, 2004, the Township had originally approved all 69 lots and Phase I has received final approval for construction. He stated that in the time frame the Plan was submitted and approved, the Township Code has had significant amendments (transportation and recreation impact fees or Stormwater Ordinance revisions would not affect this Plan). 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 extension of Preliminary Plan Approval deadline for Eagle Rock, Phase II, has been denied.

There were no Subdivision or Land Development Plans presented at this Meeting.

The Township Solicitor asked if the Township knew of any streets being accepted this year and the Chairman stated he only knew of Orchard Estates (previously discussed at this Meeting). The Solicitor noted his warning of the time limit was expiring for acceptance.

The Township Engineer requested discussion of an item not appearing on this Meeting's Agenda. He stated that Mr. Gene Kelly (Kelly Roofing) wished to present his request for waiver of the requirements for approval of his Plan by installing fencing rather than planting trees which was a condition of his Plan approval. The Chairman stated the Plan has to be revised and re-submitted to the Township with a note regarding the trees and a new note indicating where the trees are removed and replaced with the requested fencing. Mr. Kelly and the Engineer stated the type of screening originally noted and what Mr. Kelly proposes. The Solicitor reiterated the Plan still needs to be revised and re-submitted. Mr. Kelly inquired also regarding the bonding required and the Engineer explained that screening is part of that process as well. The Solicitor explained that screening and bonding are joint and when the screening is handled then the bonding can be addressed. Mr. Kelly thanked the Board for their time and input regarding his proposal.

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 14567 through 14593, inclusive, to be paid from the General Fund; and, Check Numbers 1709 and 1710 to be paid from the Liquid Fuels Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 8:00 P. M..

Respectfully submitted,

Secretary