

The Greene Township Board of Supervisors held their Regular Meeting on Tuesday, May 26, 2020 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202. (Note: Due to COVID-19, all persons maintained an additional distance during this meeting.)

Present:

Todd E. Burns	Gregory Lambert
Travis L. Brookens	Lindsay Loney
Shawn M. Corwell	Kurt Williams
Daniel Bachman	

Visitors: Glenn Shetter

The Chairman called the Meeting to order at 12:00 Noon. He welcomed everybody and reminded the audience that there is a sign-up sheet in the back of the room and the meeting is being recorded.

The Chairman announced the opening of the sealed bids for the 2020 Road Paving Equipment Leasing. Only one bid was received, and it was from Schlusser's Paving. Pricing is as follows:

Item #	Bid Item	Schlusser's Paving			
		With Prevailing Wage Rate		Without Prevailing Wage Rate	
		HOURLY RATE	ESTIMATED TOTAL	HOURLY RATE	ESTIMATED TOTAL
1	Paver equivalent to 150 Blaw Knox... (100 +/- hrs)	150	15,000	150	15,000
2	10 ton or Greater Roller & Operator (100 +/- hrs)	100	10,000	80	8,000
3	Tack Oil Truck & Operator (100 +/- hrs)	80	8,000	80	8,000
4	4' Minimum Milling Machine & Operator (100 +/- hrs)	300	30,000	300	30,000
5	One (1) Triaxle Dump Truck & Operator (100 +/- hrs)	80	8,000	70	7,000
6	6' Minimum Milling Machine & Operator (100 +/- hrs)	400	40,000	375	37,500
Total Estimated Bid Amount		111,000		105,500	

The Engineer noted the paver cost appears to be the same as last year. The Chairman concurred that all of the numbers appear to be similar, if not the same, as last year. The Solicitor stated nothing seems out of the ordinary with the bid. Following review and consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to award the 2020 Road Paving Equipment Leasing to the sole bidder, Schlusser's Paving, as presented.

The Minutes of the Regular Meeting held May 12, 2020 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. No public comment was offered.

The Zoning Officer presented the Edwin Shank Stormwater Management Plan. This property is located off Olde Scotland Road. Mr. Shank is proposing construction of an equipment/commodity shed. The equipment shed would be in the area of some existing grain elevators. The plan has been approved by the Conservation District and an NPDES permit has been issued by their office. The plan has also been reviewed by the Township Engineer. The Township Engineer pointed out that a detention basin is being constructed on the south side of the building. The pipe that runs along the building to the detention basin is a pervious pipe and there is a landscape area to take the runoff from the site and provide infiltration. What is not infiltrated will be detained in the detention basin and outletted towards Phillaman Run. The building is sited in the flood plain but in siting the building, they attempted to put it parallel with Phillaman Run. That will lessen any impact that the project may have to the flood plain. The Township Engineer recommends approval of the plan, with the requirement of a bond in the amount of \$52,493.21 being paid at the time of land use permit application. The Solicitor inquired if this plan and the next item on the agenda (Resolution No. 12-2020) had been placed on the Township website five days prior to the meeting. The Zoning Officer stated that the plan was definitely placed on the website, but he would need to confirm that the module was. The Solicitor pointed out that the statute is very loose and states “any land related plan”; a planning module would probably be ok, but the plan definitely needs to be on. Time extensions also need to be placed on the website. Supervisor Brookens questioned why this was handled as a stormwater plan instead of a land development plan. The Zoning Officer replied that it is an accessory building and they are simply creating indoor storage for items that are currently stored outside. They are not expanding operations or adding animals. There is a note on the plan stating the building will be used to park farm equipment and store farm commodities, such as hay and straw. The Zoning Officer pointed out that in the past the Township would have required a land development plan and possibly a conditional use if they were adding animals, but in this situation they are not expanding operations. They are only moving storage outside to inside. Following consideration, on a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to approve the Edwin Shank Stormwater Management Plan with the condition that the stormwater bond in the amount of \$52,493.21 be posted prior to the land use permit being issued.

The Zoning Officer presented proposed Township ***Resolution No. 12-2020, Sewage Planning Module for Tycolbrit 2 lot Final Subdivision Plan***. The property is located at the east end of Fayetteville and is a former Ralph Tolbert property. There had been a home on the property, which has been raised. A permit has been issued to replace that home. This plan is a subdivision plan to create 2 additional lots (17 acres and 12 acres). The applicant wishes to obtain DEP approvals prior to making a formal plan submission. The water will be served by Guilford Water Authority and the sewer will be served by Greene Township Municipal Authority for two equivalent dwelling units. Supervisor Brookens asked if the old house was served by public utilities. Following review, it was noted that the narrative on the plan states the previous house was served by public water and sewer. Following review and consideration, on a motion by Travis L. Brookens seconded by Shawn M. Corwell and by a vote of 3-0, the Board unanimously voted to adopt Township ***Resolution No. 12-2020, Sewage Planning Module for Tycolbrit 2 lot Final Subdivision Plan***.

Supervisor Brookens presented three quotes for the purchase of a Toro Z-Master 3000 Series Mower. All quotes are provided with state contract pricing. The lowest quote submitted was from Blue Mountain Small Engine Repair and includes the trading in of the Hustler zero turn mower. This mower is approximately eight years old and with normal wear and tear, it is becoming costly to maintain. Blue Mountain Small Engine Repair is providing a \$2,500 trade in value for that mower. The mower will come with bagger and striping kit, for a total price of \$8,724.92. Following consideration, on a motion by Shawn M. Corwell, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted to authorize the purchase of a Toro Z-Master 3000 Series Mower from Blue Mountain Small Engine Repair from state contract in the amount of \$8,724.92, to include the trade in of the Hustler zero turn mower.

The Engineer presented two agreements from PennDOT regarding drainage facilities maintenance and sidewalk maintenance on Scotland Main Street. The Engineer went on to provide some background of this project. Approximately four years ago, the Township applied for a grant for funding to construct sidewalks along Main Street, Scotland. At that time, PennDOT asked the Township to hold off because they were not in a position to do the road construction and it would not make sense to do sidewalks first and then road construction later. In order to facilitate the construction, PennDOT agreed to absorb the Township grant monies and add the sidewalk costs into their project. PennDOT has now bid the project and it is slated to start later this year. As a result, PennDOT is requiring the Township to sign a maintenance agreement for the sidewalks that they will put in as a part of their project. Because there are drainage facilities within the areas that they are putting in sidewalks and curbs, they are also asking the Township to enter into a maintenance agreement for the drainage facilities. The agreement states that the maintenance shall include, but not be limited to, the removal of all debris that may obstruct any drainage facility. The agreement also states the Township will be responsible for mowing all grass. The Engineer noted that there is no grass to be mowed in this area. The Township will be responsible for the physical integrity of the drainage structures. PennDOT will maintain the grates, but the Township will be responsible for the series of pipes. The sidewalk agreement states that the Township is able to assign responsibilities to the individual property owners for maintenance of the sidewalks. The Engineer noted that we will want to look at our sidewalk ordinance to make sure we are assigning those responsibilities to the property owners. The Solicitor stated that these are standard contracts of adhesion (“take it or leave it”) with PennDOT, and recommended that the Supervisors review the zoning ordinances regarding sidewalk maintenance prior to the start of construction. Supervisor Brookens pointed out that any ordinance like that would pertain to all areas of the Township, not just Main Street. The Solicitor concurred that yes, we would want to take into account all new projects as well. Some municipalities have adopted a policy that requires payment in lieu of sidewalks if a sidewalk doesn’t make sense in a certain area. A fee is charged per lineal foot so that they can build sidewalks in other areas where they do make sense. Supervisor Brookens stated that we do have a requirement for new construction now, but there is also the option of applying for a waiver. In the past, that has mostly been granted with the stipulation that if sidewalks would later be deemed necessary, the expense to construct goes back to the property owner. Supervisor Brookens stated his concern is areas that already have sidewalks and the enforcement of the ordinance in those areas for not shoveling snow, etc. The Solicitor stated enforcement would only become necessary if it becomes a serious issue (repeat offender, etc). This is a complaint driven Township, so the Zoning Officer would not be the sidewalk police or safety patrol. Supervisor Brookens voiced his opinion that because it is a state road, he feels like the maintenance of the sidewalks should be their responsibility. The Chairman stated that the Supervisors had a teleconference with PennDOT the other week regarding the drainage

facilities maintenance agreement and they discussed some concerns with the Township taking over drainage along a state road. PennDOT informed us that if and when the time comes for repairs to be done on the drainage system, the Township would need to apply for a Highway Occupancy Permit. It will not be as simple as doing work on one of the Township roads, where all we need to do is a PA One Call and then make the necessary repairs. However it did not seem to be as complicated as was anticipated. The Engineer concurred that it does seem that PennDOT would be cooperative with such a process. He also pointed out that the maintenance agreements would be confined to the area from the community center down to Elevator Street. Any future repairs would be at the Township's expense. The Engineer noted the Township has 30 days after completion of the project to do an inspection and take over the drainage and sidewalks. Following consideration, on a motion by Travis L. Brookens, seconded by Todd E. Burns, and by a vote of 2-1 (Shawn M. Corwell opposed), the Board voted to enter into agreement with PennDOT for the *Drainage Facilities Maintenance Agreement for Scotland Main Street* and authorized the Chairman to sign the agreement. Following consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board voted to enter into agreement with PennDOT for the *Sidewalk Maintenance Agreement for Scotland Main Street* and authorized the Chairman to sign the agreement. The Solicitor noted that the e-mail correspondence with PennDOT regarding the permitting process should be filed with the agreement for later reference.

The Chairman noted that it is time to start bidding out the 2020 Line Painting. Following review and discussion, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to advertise the receipt of sealed bids for *2020 Line Painting* to be received no later than June 22, 2020, at 3:00 P.M., EST, at the Greene Township Municipal Office Building, 1145 Garver Lane, Chambersburg, PA 17202; then to be opened and read aloud on June 23, 2020, at the regularly scheduled Supervisors meeting at 12:00 Noon.

The Zoning Officer presented the Monthly Zoning Office Report for April 2020, a copy of which each Board Member received. One Zoning Hearing Board (ZHB) Application was received in April, and there was one pending from March. The application received in March was from Joyce Stoops and was to correct the violation of a carport placed in Oak Hill Village. The variance was granted with a temporary variance, only applying while the current resident lives at the property. The April ZHB application was submitted by Michael Yurek on Rotz Road, requesting variance of animal housing setback requirements. That variance was also granted temporarily, only while the current resident occupies the property. The Zoning Officer stated no Conditional Use Permits were received in April. The Board did hear a portion of the Jaindl application at their last meeting. The Board did not act on the application, and continued the hearing on the pending ordinance doctrine. The decision for that will be announced on the 16<sup>th</sup>. The hearing on the matter of special legislation will be held on June 30<sup>th</sup>. The Zoning Officer reported that 22 land use permits, 5 driveway permits and 1 well permit were received in April. The total zoning fees for the month were \$2,134.00. Land Use Permits are down approximately 30 permits from last year at this time. That could pick up, as permits are coming in quite steadily. Pools seem to be a popular item this year.

On a motion by Travis L. Brookens seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: Check Numbers 28591 through 28614 and three ACH payments, inclusive, to be paid from the General Fund and Check Numbers 3633 through 3636, inclusive, to be paid from the Liquid Fuels Fund.

The Solicitor noted that he has been working with the Zoning Officer on a few violations, including a recycling facility and some uninspected vehicles. The Zoning Officer stated that he has not heard anymore from the attorney of the recycling facility owner. The Solicitor pointed out that the owner has 30 days to reply, and the Zoning Officer confirmed that yes, he would have 30 days from the date the certified letter was signed for.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 12:47 PM.

Respectfully submitted,

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Treasurer/Assistant Secretary