

The Greene Township Board of Supervisors held its regular meeting on Tuesday, September 10, 2024 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202.

Present: Todd Burns, Travis Brookens, Shawn Corwell – Supervisors, Kurt Williams – Solicitor, Greg Lambert - Engineer, Daniel Bachman – Zoning Officer, Lindsay Loney – Secretary/Treasurer

The Chairman called the meeting to order at 7:00 pm, advised that the meeting would be recorded for accuracy purposes and visitors were asked to sign in.

The minutes of the regular meeting and public hearing held August 27, 2024 shall stand approved as presented and become part of the official record.

Prior to opening the floor for public comment, Kurt Williams, Township Solicitor, read the Public Statement Regarding Scotland Campus, attached herewith. The statement was posted to the Township website and social media page yesterday. The Solicitor stated that to reduce multiple Right to Know requests, a copy of the Zoning Officer's determination letter will be posted to the Township website tomorrow. He explained that there is nothing on the Agenda regarding the Scotland School, because at this time there is nothing for the Board to consider; no formal application, plan, request, etc. has been received and there is no action to be taken.

The Chairman opened the floor for public comment, beginning with Pennsylvania State Senator, Douglas Mastriano. Senator Mastriano thanked the Board for their leadership and expressed confidence that they will fight against this scheme of the federal government. The border crisis has been running rampant for years and now we are seeing the border come close to home. A chain link fence will not stop these kids from leaving the campus and we do not know who these people are. We saw what happened this week in Ohio and if this comes to fruition here, we will see those crimes happen here in our community. Senator Mastriano said Representative Rob Kauffman sends his greetings and stands with him. He expressed their support for the community and added that we have so much to be proud of here and they are here to preserve it; we stand against any federal scheme to turn our community upside down.

Bob Hendricks, SSVC Alumni, stated he attended the school as a child when his father died in the war. The campus was not built for 1,000 students; at the time he attended, the maximum was 500. He stressed that SSVC was not meant for immigrants, and it is "ridiculous" for the school to be turned over to illegal immigrants.

Clark Crider thanked the Supervisors for the statement issued. Mr. Crider prepared a letter to the Supervisors expressing his opposition to the use of Scotland School for refugees and noted his concern of "possible flooding of illegals as a result of rezoning". He stated that a previous Zoning Board advised that the Chambersburg Mall property should not be rezoned because the area was too remote, and now it is abandoned and unsafe. He stated that we do not know the background of the immigrants and the federal government is trying to "dump criminals in our back yard". He added that he has served his country for what it was founded on, not what it has become. The federal and local government has one responsibility – to keep the citizens safe. Mr. Clark closed by stating that the Township already has a great park, trucks, equipment and roads, and asked the Board to fight to protect its citizens.

Tom Foliono had several questions about the statement the Supervisors released. He referred to the first paragraph and asked if "who may be seeking" is how the RFP is written. The Solicitor responded that he was simply paraphrasing what has been said in the media and there is no meaning behind those words. Mr. Foliono then referred to the third sentence in the second paragraph and asked if "is not consistent with" meant "no". The Solicitor asked if he had read the Zoning Officer's determination letter. Mr. Foliono stated he had not, and the Solicitor suggested he should, and it will be on the website tomorrow. Mr. Foliono asked what was going on with the new road being put in at the school. The Chairman explained the railroad is constructing access to their rail for security and maintenance; it has nothing to do with the Scotland campus.

Dr. Louis Glass, a 28-year resident of Scot Greene Estates, expressed concern with the amount of money being spent on the property. The community is greatly opposed, and he has faith that Greene Township Board will do what

they can, but whoever is behind this has great confidence and a lot of money. Dr. Glass asked what the citizens could do to support the Board and politicians to fight this.

Sue McFayell thanked the residents who came. She stated she feels we're "in the eye of the storm" where they have been told the use is not permitted but there are other uses that are and all they have to do is find a use that is permitted to use the property. In the last week, she has organized a group of over 500 citizens called "No Way Not Here", and they are online, knocking on doors, meeting with community leaders, examining legal aspects, etc. Ms. McFayell encouraged citizens to sign up to join the group.

Joe Marlin (Starr Avenue) stated "this whole thing lays the doorstep to Washington DC" and citizens have to start being smarter and electing people to go to Washington that will work for citizens and not themselves.

Bob Hendricks asserted that this is being done for the money, not the children. They say they will have these children adopted over a certain amount of time but that won't happen.

Kip Johnson (1015 Elevator Street) expressed concern with how these undocumented kids ranging from 13-17 years old got here and added that 70% are probably gang members.

Krista Miracle (Ocracoke Island Court) explained she has a doctorate in occupational therapy with 30 years' experience in pediatrics. She owns a private practice, which would actually benefit from this, but she is here opposing this because she has a big heart for kids and this area does not have the infrastructure to impact great numbers of non-English speaking children. These kids have been thru trauma and will need much therapy, not to mention ESL education. This would need to occur with therapists and educators using their native language and there are very few Spanish or French Creole therapists and educators available in Franklin County, much less Greene Township. There are not many interpreters for this type of service either; these services would be best provided in an urban area

Joyce Blackford, 30-year resident of Scotland, echoes a lot of what has already been said. She asked the Board if they would stand up and deny a request to rezone the property if one is submitted. The Solicitor responded that the Board would follow the Ordinances as they are written and cannot speculate on a request or plan that has not been received. The Chairman explained if a request was ever received, a public hearing would be held, the public would be made aware, and a notice would be posted on the property. Ms. Blackford stated "I am asking a yes or no answer" and claimed that she asked to have her property rezoned several times and was told no. The Chairman responded that the Board has no intent whatsoever to rezone the Scotland Campus. Ms. Blackford closed by stating the federal government has a whole lot of power and she would like to hear that they aren't going to come in and "bulldoze you guys over".

Glen Sitterly (Fayetteville resident) stated there is no way to know how the federal government will treat us, and he admires the community for coming together.

Judy Jamarick (Portrait Way) asked what kind of zoning we have and who is doing what. The Chairman responded that it was a Jewish organization, and they have now vacated the property. Ms. Jamarick asked why they would make all these changes without a budget and then just walk away; now the federal government is just going to come in and take it over with all their money?

John Clinton (Scot Greene) stated he is worried about the fundamental issues of this, i.e. property values, school taxes, safety, healthcare. Who will pay for the education of these kids? He referred to the issues in Colorado with the Venezuelan gangs and stated these kids are the same age as what they are looking to put here. He added that he is concerned there is not enough healthcare available here to support that many children. He closed by thanking the Board for its interpretation of the zoning and asked that they would continue to do everything they can to protect the community.

Joe Marlin asked if the owners are from New York; Supervisor Corwell responded they are from New Jersey. Mr. Marlin asked if the Township had knowledge of what the buyer's intended use was before they purchased it and why they didn't stop them. The Solicitor responded it was a private sale and we cannot restrict who purchases land.

Vikki Howe (Scot Greene) stated she has been hearing rumors of proposed bills in Harrisburg to change zoning from local to state and asked Senator Mastriano if that was true. Senator Mastriano confirmed and added that we need to get control of the House back. That bill is in the House and would take the power away from the Townships and residents. Rob Kauffman stood alone last year to stop infringements on second amendment rights. The proposed bill will not get through the Senate, but we need a fire wall in the House.

State Representative, Rob Kauffman, started by saying it is good to see this participation from the community. The federal government and state government want to take over land use, but we are not going to allow it. The government that is most effective is the government that is closest to you. He added that it is not just an issue at a state level; they also want to take over land use at a federal level. He thanked the community for coming out and added this is what a democracy is all about.

Vikki Howe asked if the property is abandoned and if the Township has been notified. She saw school buses going in and out of the facility over the summer and heard they were holding kids, but she wonders if we were "hoodwinked". Supervisor Corwell explained that the Township contracts building code enforcement to the Pennsylvania Municipal Code Alliance, and he met the building code official at the campus earlier this afternoon. The campus appears to be deserted and there are no indications of the Jewish community. Supervisor Corwell saw a few people on the campus doing miscellaneous maintenance, such as mowing. The building code official will be issuing violations, which has been done in the past. Dr. Glass asked if the dorms are livable, and Supervisor Corwell responded that according to the building code they are not.

Charlie Dickinson, a resident of Fayetteville, asked who issued the permits for construction. The Chairman responded it was the building code official for Greene Township Mr. Dickinson asked if the Township has any conversations with them, and the Chairman responded yes, we talk to them regularly.

Ken Shoap, Lurgan Township, asked if it was possible to see the inquiry from the private company in Indiana. The Solicitor responded that it will be posted on the website tomorrow with the Township's response.

John Wertz, Scot Greene, stated that there were a lot of questions when the campus put the road and fence in, and it would be nice if the Township communicated more about what was going on.

Michelle Jansen thanked the Board for their response to the inquiry and it is a good thing that we are getting out ahead of this. The biggest impact on the community would be the influx of workers; Mike Ross stated they would be the biggest employer in Franklin County.

John, a resident of Scotland Run, asked if the federal government exerts its influence, what recourse will the residents have. Senator Mastriano urged everyone to vote in the next election, which is less than 90 days away.

Stacy Myers teaches English as a second language at the Chambersburg Area School District and works with adults in citizenship classes. She is concerned about living close to this and what security will look like. She added that the people she works with would never send kids overseas alone and she is concerned this sounds like human trafficking. A lot of times these kids do not come here on their own accord.

Joyce Blackford stated that there are not enough Pennsylvania State Police troopers to handle the potential crime this would bring.

Dave Thrush, a resident of Scot Greene, asked how property ownership and the fact that it's abandoned affects the RFP; are they working with the current owner? The Solicitor explained that by "abandoned", the Board means there is no one occupying the buildings; no one is using the facility, but it is still being maintained. The registered owner is an LLC in New Jersey and the third party that submitted the question is an LLC in Indiana. We presume that third party is the one interest in the RFP for housing. Presumably the Indiana LLC would buy or lease the property from the New Jersey LLC but we do not know; that is just an assumption.

Ruth Douglas, asked why illegals are being put first before American citizens. Chris Lee stated if you drive through Chambersburg you will see it has already been taken over by illegals.

Dale McClanahan stated he understands that this is a \$75 billion RFP that is IDIQ (Indefinite Delivery Indefinite Quantity) meaning its revolving and will continue indefinitely. That money comes from the taxpayers. He added if you want things other people have you have to work hard and do things other people don't want to do. Raise your kids and teach them right.

Gary Fleming asserted this is a bad idea and will be brushed under the rug because there is a lot of money at stake. He expressed displeasure about water at the Letterkenny Army Depot. He stated there is not enough law enforcement and Pennsylvania State Police are "run ragged" all over Franklin County. He closed by saying the campus ought to be opened up to a shooting range.

Alexis Fleming, a Post Office driver, stated she has seen trucks and tour buses there all summer and she saw them put a fence up but did not see a permit sign. She added that we do not know the background of these kids; what if they start taking over and robbing people's homes, etc. In addition, we do not have enough school space.

The Chairman closed the time for public comment and gave visitors time to leave if they chose to do so.

The Chairman announced the opening of sealed bids received for the 2024 #2 Fuel Oil Contract. McCleary Oil Company is the sole bidder, with a bid price of \$2.349 per gallon. The bid is for 2,500 gallons of #2 fuel oil, escalator clause to be included. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to award the 2024 #2 Fuel Oil Contract to McCleary Oil Company at their quoted bid price of \$2.349 per gallon delivered.

The Chairman announced the opening of sealed bids received for the 2024 Ultra Low Sulphur Diesel Contract. McCleary Oil Company is the sole bidder, with a bid price of \$2.389 per gallon, escalator clause to be included. The bid is for 25,000 gallons delivered to either 1145 Garver Lane or the Fayetteville Volunteer Fire Department. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to award the 2024 Ultra Low Sulphur Diesel Contract to McCleary Oil Company at their quoted bid price of \$2.389 per gallon delivered.

The Chairman announced the opening of sealed bids for the 2024 Striping and Marking. Two bids were received, which the Chairman opened and read aloud. Pricing is as follows:

Description	Approx Qty	Alpha Space Control Co., Inc.		Midlantic Marking	
		Unit Price (\$)	Total (\$)	Unit Price (\$)	Total (\$)
Single Yellow Line	11,823 lf	.075	886.73	0.15	1,773.45
Double Yellow Line	324,953 lf	.150	48,742.95	0.28	90,986.84
White Edge Line	553,615 lf	.075	41,521.13	0.15	83,042.25
24" White Stop Bars & Crosswalks	3,087 lf	2.50	7,717.50	5.00	15,435.00
24" Gore Bars Yellow	1,504 lf	2.50	3,760.00	5.00	7,520.00
6" Single White Line Crosswalks	4,377 lf	2.00	8,754.00	3.00	13,131.00
12" White Line Crosswalks	445 lf	2.25	1,001.25	4.00	1,780.00
PennDOT Arrows	119 ea	55.00	6,545.00	120.00	14,280.00

PennDOT Combo	14 ea	110.00	1,540.00	250.00	3,500.00
RxR Crossing w/3 transverse stop bars	11 ea	175.00	1,925.00	550.00	6,050.00
“997” Legend	2 ea	85.00	170.00	250.00	500.00
“NORTH” Legend	2 ea	110.00	220.00	500.00	1,000.00
<b>TOTAL AMOUNT OF BID</b>			<b>\$ 122,783.50</b>		<b>\$ 238,998.54</b>

On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to award the 2024 Striping and Marking Contract to Alpha Space Control, LLC as presented.

The Zoning Officer (ZO) presented the monthly Zoning Office Report for August 2024. The report shall stand approved as presented and become part of the official record.

The ZO presented a request for review time extension for the Family Cow Land Development Plan. The current deadline is September 16, and this is the first extension. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant the review time extension for the Family Cow Land Development Plan to commence September 16, 2024, and extend through December 16, 2024.

The ZO presented the RMJ Legacy 1 Lot Final Subdivision Plan, located up from Eagle Rock along Black Gap Road in the R2 zoning district. The plan proposes to subdivide a one-acre lot into two half acre lots to create a new building lot for a single-family home. The Franklin County Planning Commission reviewed the plan with no comment. The Greene Township Municipal Authority and Guilford Water Authority approved the plan. The sewage modules were approved by PA DEP. The Franklin County Conservation District deemed the sedimentation controls adequate. The plan is in transportation service area 5 and will create one new trip for a fee due of \$1,774. The applicant is claiming the one-time exemption of the recreation impact fee. The Township Engineer and Planner comments have been addressed. The right of way maintenance agreement has been reviewed and approved by the Township Solicitor. A note has been placed on the plan referencing the instrument number for where that agreement will be recorded, but the number cannot be filled in until both are recorded and that will take place simultaneously at the courthouse. The Township Engineer explained that the plan proposes two infiltration basins that will take care of BMP requirements. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the RMJ Legacy 1 Lot Final Subdivision Plan with the condition that a transportation impact fee in the amount of \$1,774 be paid at the time of land use permit application.

The Chairman stated that the applicant for the Green Acres 37 Lot Preliminary Subdivision Plan has asked for the plan to be tabled this evening. Glen Sitterly (Brownsville Road) noted his concern for the existing neighborhood during the construction process. He wants to be sure the contractors will be respectful of the neighbors, deer and birds. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to table the Green Acres 37 Lot Preliminary Subdivision Plan until the September 27, 2024 meeting.

The Chairman presented proposed Greene Township Resolution 17-2024 for a sewer tap in at 1475 Orchard Road for Forrester Farm Equipment. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to adopt Greene Township Resolution 17-2024, Sewer Tap In for Forrester Farm Equipment, 1475 Orchard Road.

Supervisor Corwell presented two quotes to paint the upstairs interior of the Corker Hill Mansion. The first quote is from CertaPro Painters with a COSTARS price of \$12,780.31. CertaPro recently painted the outside of the office building. The second quote is from D&G Painting in the amount of \$15,500 and is not COSTARS. Supervisor Corwell recommended CertaPro Painters. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the quote to paint the upstairs interior of the Corker Hill Mansion from CertaPro Painters with a COSTARS price of \$12,780.31.

The Solicitor had no comments this evening.

On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve and authorize the payment of invoices as follows: check numbers 32369 through 32405 and eight ACH transactions to be paid from the general fund and check numbers 2331 and 2332 to be paid from the electric light fund.

The Chairman adjourned the meeting at 8:56 pm.

Respectfully submitted,

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Secretary/Treasurer