

The Greene Township Board of Supervisors held its regular meeting on Tuesday, September 24, 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 noon, advised that the meeting would be recorded for accuracy purposes and visitors were asked to sign in.

The minutes of the regular meeting held September 10, 2024 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment; none was offered.

The Zoning Officer (ZO) presented a sewage planning exemption for the LEAD Entrance Project. Sewage flows are estimated to be 1 EDU, or 150 gallons per day. The plan consists of a new guard house and a few other structures. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the sewage planning exemption for the LEAD Entrance Project.

The ZO explained that a conditional use request was submitted on September 13, 2024 by Mann Plumbing and Heating to install a roof mounted solar energy conversion system. He recommended scheduling a public hearing for November 12 to allow adequate time for Franklin County to review the application. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to schedule a public hearing for the Mann Plumbing and Heating conditional use request for November 12, 2024 at 7:00 pm at the Greene Township Meeting Room, 1145 Garver Lane, Chambersburg PA 17202.

The ZO presented the Greene Acres 37 Lot Preliminary Subdivision Plan, located at the intersection of Brownsville Road and Anthony Highway. The first phase of the plan was approved and construction complete, but in the meantime the preliminary plan expired. This is a revised plan and eliminates the cul-de-sac from the original plan, since the Code no longer allows them. A radius and sidewalk waiver were previously granted by the Board. Both the Guilford Water Authority and Greene Township Municipal Authority have reviewed and approved the plan. Franklin County Planning Commission reviewed the plan with no comment. Franklin County Conservation District issued the NPDES permit. The plan will create 20 new peak hour trips in zone 7 for a total transportation impact fee of \$14,140. The recreation impact fee due is \$27,750. A right of way maintenance agreement was reviewed by the Solicitor and deemed adequate. The Township Engineer stated he reviewed the revised plans, and the previous comments have been corrected; he recommends approval. The Chairman asked if there will be another cross street constructed. The ZO responded that Sydney Court is the new entrance coming out onto Brownsville Road. The Engineer explained that street has been rough graded in but never completed. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Greene Acres 37 Lot Preliminary Subdivision Plan with the following conditions: transportation impact fees totaling \$14,140 be paid at the time of land use permit application and recreation impact fees totaling \$27,750 be paid at the time of land use permit application.

The ZO presented the CVBP Parcel 3-89-20 Final Land Development Plan, located in the heavy industrial zoning district off Opportunity Avenue. What's proposed is a manufacturing facility consisting of two buildings (33,750 sq ft and 18,750 sq ft). The Board previously granted waivers for driveway radius and sidewalks. Franklin County Planning Commission reviewed the plan with no comment. Franklin County Conservation District (FCCD) issued the NPDES permit. York Water reviewed and approved the plan. The sewage planning module was approved by PA DEP. Greene Township Planning Commission reviewed the plan in February and recommended approval based on the comments being addressed and FCCD approval. The plan will create 28 new peak hour trips in zone 2 for a total transportation impact fee of \$16,604. Township Planner comments have been addressed. The Township Engineer stated the plan consists of a relatively simple stormwater design, consisting of one large basin. He finds the stormwater bond estimate of \$155,505.32 to be adequate. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the CVBP Parcel 3-89-20 Final Land Development Plan with the following conditions: transportation impact fees

totaling \$16,604 be paid at the time of land use permit application and stormwater bond in the amount of \$155,505.32 be paid prior to the plan being released.

The Chairman summarized the previous two public hearings held regarding the Burkholder conditional use application to expand the dairy cow operation at 3099 Grand Point Road in the R-1 zoning district, attached herewith. At the Board's request, the Solicitor provided a proposed written decision approving the use with the condition that dead animal composting take place indoors. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Burkholder conditional use application filed with the Township on May 24, 2024, subject to the conditions set forth in the proposed written decision, that being dead animal composting will take place indoors.

The Engineer presented street dedications for several streets located in the Grand Point Crossing Development. These roads have been in for three years now and topped for over a year. A maintenance bond of 15% was required and has been released. The streets to be dedicated include Somerset Road from Austin Avenue through Winchester Drive, Winchester Drive from Grand Point Road to Austin Avenue, and Austin Avenue from Hartford Drive to Somerset Road. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to adopt the following: Resolution 18-2024, Austin Avenue Street Dedication, Resolution 19-2024, Somerset Road Steet Dedication and Resolution 20-2024, Winchester Drive Street Dedication.

The ZO explained that during the recent zoning map amendment public hearing, Mr. Mummert requested his property to be excluded. For simplicity, the Board decided to adopt the ordinance as written and follow-up with an amendment to rezone the Mummert property back to its original R-2 designation. This will need to be done by ordinance and will need to go to the Franklin County Planning Office for review. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to schedule a public hearing for a zoning map amendment for the Mummert for November 12, 2024 at 7:00 pm at the Greene Township Meeting Room, 1145 Garver Lane, Chambersburg PA 17202.

Supervisor Corwell presented quotes for a 2026 single axle Mack truck. The first quote, with a COSTARS price of \$158,627, is from M&K Truck Centers for the chassis. Two quotes were received for the body: J&J Aluminum \$126,274.33 and Super City \$114, 973.68. Supervisor Corwell noted the Township ordered an International truck three years ago and it was just delivered; he is hoping the Mack will only be two years. The International is waiting to have the Super City body installed, which appears to be good quality. J&J is also good quality, but the price difference is considerable. Based on price, Supervisor Corwell recommended the Super City body. Supervisor Brookens asked if both would be purchased through Stephenson Equipment; Supervisor Corwell answered yes, but the quotes come directly from the manufacturers. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the following quotes: M&K Truck Centers for a 2026 Mack Truck chassis in the amount of \$158,627 and Super City for the body in the amount of \$114,973.68.

The Solicitor had no comments.

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 32419 through 32453 and two ACH transactions to be paid from the general fund, check numbers 3989 and 3991 to be paid from the liquid fuels fund and check number 2333 to be paid from the electric light fund.

Francine Fossick, resident of Greene Township, wanted to thank the Board for their decision regarding the zoning of the Scotland Campus. She expressed her concern for the safety of the community and asserted that we have to continue to fight.

The Chairman adjourned the meeting at 12:45 pm.

Respectfully submitted,

Secretary/Treasurer