

The Greene Township Board of Supervisors held its regular meeting on Tuesday, November 26, 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 and two public hearings held November 12, 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 the Family Cow Final Subdivision/Land Development Plan, located off Old Scotland Road, in the highway commercial (HC) zoning district. The plan proposes to subdivide the front of the property off and expand the existing dairy store. A new warehouse/cold storage building will be constructed as well as another building consisting of retail space (2,457 square feet) and an office space (5,077 square feet). A right of way and maintenance agreement for the shared driveway has been reviewed and approved by the Township Solicitor. The Franklin County Planning Commission reviewed the plan with no comment. Both the Greene Township Municipal Authority and the Guilford Water Authority approved the plan. The Sewage Enforcement Officer submitted the planning module to PA DEP. The Franklin County Conservation District issued the NPDES permit. The Greene Township Planning Commission reviewed the plan and recommended approval subject to comments. The plan will generate 17 new peak hour trips in transportation service area 4 for a total impact fee of \$43,044. The PennDOT driveway permit has been approved but has not been issued because the applicant is waiting on the bank to issue the bond paperwork. The Township Planner comments have been addressed and he recommends approval. The Township Engineer stated he finds the stormwater bond of \$180,758.19 to be satisfactory. Supervisor Brookens noted the Planner's comment regarding the fire department. Supervisor Corwell stated that he sent it to Chief Wishard, and he had no comments. Supervisor Corwell asked if the construction would be kept a safe distance away from Phillaman Run. The applicant's planner responded that yes, it would be well outside of the required distance. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Family Cow Final Subdivision/Land Development Plan with the follow conditions: 1) a stormwater bond in the amount of \$180,758.19 be posted prior to the plan leaving the office, 2) a traffic impact fee in the amount of \$43,044.00 be posted at the time of land use permit application, and 3) an HOP permit is issued by PennDOT for the driveway.

The ZO presented a review time extension for the Jaindl Final Land Development Plan. The current deadline is November 30, and this will extend the deadline to December 11. The Solicitor noted he spoke to the applicant's attorney and the reason for the short time extension is that they were assuming the plan would be approved at the Planning Commission meeting on December 9th and be ready for Board review on December 10th. Due to the short turnaround, the Solicitor recommended the applicant's attorney have an additional time extension ready to go at the Planning Commission meeting. The Chairman commented he hopes the next extension request will be for a longer time period. 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 Jaindl Final Land Development Plan through end of business on December 11, 2024.

Supervisor Corwell presented an Emergency Services Agreement between Franklin County, the Borough of Chambersburg and Greene Township. He explained that there is an existing agreement between Franklin County and the Borough of Chambersburg that the Borough runs calls to the prison located on Opportunity Avenue and the County pays the Borough \$50 per chargeable call. Because the prison is in Greene Township, the Borough Solicitor felt that the Township should be a party in the agreement. Supervisor Brookens expressed concern with section 2 of the agreement, which states "The Township agrees to take the necessary steps to ensure that the Borough is dispatched as the first due BLS provider of the Franklin County Jail (the "Service Area"). If an EMS building is constructed on the Byers Road property or in Greenvillage, that station would be closer to the jail and become first due. Supervisor Corwell

and the Chairman both agreed. Supervisor Brookens asked who the ALS first due is, and Supervisor Corwell responded it is West Shore. The Chairman expressed concern with the length of the contract and the 12-month termination notice requirement. Supervisor Brookens suggested tabling the agreement to discuss possible changes. On a motion by Supervisor Corwell, seconded by Supervisor Brookens and by a vote of 3-0, the Board unanimously voted to table the Emergency Services Agreement with Franklin County and the Borough of Chambersburg until further clarification.

Supervisor Corwell presented proposed Resolution 2024-22, expressing the Township's intent to apply for a Commonwealth of Pennsylvania Local Share Assessment (LSA) Grant on behalf of the Scotland Community Association. Supervisor Corwell explained that LSA grants must be applied for by a municipality on behalf of a local organization. Both the Scotland Community Association and the Scotland Youth Baseball League asked the Township to sponsor their grant applications. The Township Treasurer met with Kira from GMS and representatives from both organizations last week. Kira has been helping with the application process; applications are due November 30. Supervisor Corwell noted that if the grants are awarded, this is a passthrough grant so there would need to be a sub-agreement between the Township and the organization(s). The Township Treasurer added that both organizations have expressed they do not have funds available to pay for the projects up front, so they have asked the Township to assist by paying the invoices and then keeping the grant reimbursement checks. The Supervisors all concurred that will need to be discussed with the Township Solicitor and decided on later. For now, the resolution is simply acknowledging the Township's intent to apply for the grant on their behalf. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to adopt Township Resolution 2024-22, expressing the Township's intent to apply for a Commonwealth of Pennsylvania Local Share Assessment Grant on behalf of the Scotland Community Association.

Supervisor Corwell presented proposed Resolution 2024-23, expressing the Township's intent to apply for a Commonwealth of Pennsylvania Local Share Assessment Grant on behalf of Scotland Youth Baseball League, Inc. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to adopt Township Resolution 2024-23, expressing the Township's intent to apply for a Commonwealth of Pennsylvania Local Share Assessment Grant on behalf of Scotland Youth Baseball League, Inc.

The Solicitor had no comments.

On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve and authorize the payment of invoices as follows: check numbers 32573 through 32604 and six ACH transactions to be paid from the general fund, check numbers 3997 through 3999 to be paid from the liquid fuels fund and check number 2337 to be paid from the electric light fund.

The Chairman adjourned the meeting at 12:37 pm.

Respectfully submitted,

Secretary/Treasurer