

The Greene Township Board of Supervisors held its regular meeting and a public hearing on Monday, December 23, 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, Gina Griffith – Assistant 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 Chairman opened the public hearing scheduled for this date and time for proposed Ordinance 2024-5, Annual Compensation for Supervisors pursuant to Act 94 of 2024. This Act provides that supervisors of townships having a population of 15,000 to 24,999 residents may be compensated in an amount not to exceed \$6,915 per year. The population of Greene Township is 18,436 as of the most recent census. If enacted, the ordinance will not take effect until January 1, 2025, and the compensation will not affect current Supervisors unless and until they are reelected to a successive term of office. The Chairman opened the floor for public comment regarding proposed Township Ordinance 2024-5 and none was offered. The Chairman closed the Public Hearing at 12:04 pm. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to adopt Township Ordinance 2024-5, pursuant to Act 94 of 2024 regarding supervisors' annual compensation as presented.

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

No public was present for public comment.

The ZO presented the request for various waivers regarding Cleveland Brothers Final Land Development Plan, for a 32,000 square foot facility located on Development Avenue in the Letterkenny Army Depot. Mr. Dan Creep with Warehaus addressed the Board requesting the following waivers: 1) a waiver to not install sidewalks, 2) a waiver to permit two-way access entrances of 35 feet, 3) a waiver to permit a driveway radii of 50 feet, 4) a waiver to permit driveway gradients below ½ inches per foot, 5) a waiver to permit two-year storm event dewatering time of 54 hours, and 6) a waiver to permit the detention basin to be designed with a level bottom area. The Engineer reviewed the waiver requests and stated that he is in support of the requests. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant the waiver requests for Cleveland Brothers Final Land Development Plan for Township Codes 85.51.A Standards for Sidewalks, 85.54.A Driveway Entrances, 85.54.B Driveway Entrances, 85.54.D Driveway Entrances, 80.25.C Retention and Detention Basins, and 80.25.D Retention and Detention Basins.

The ZO presented the request for waiver of Township Code 85.20.A, Plan Scale for Benedict's Produce Final Land Development Plan. The applicant is requesting a waiver of the above referenced section pertaining to the scale of the Index Map on the plans due to the size of the property. The reduced scale size will allow the entire property to be shown on the sheet. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to grant the request for waiver of Township Code 85.20.A for plan scale for Benedict's Produce Final Land Development Plan.

The ZO presented a review time extension for the Scot Greene Phase 2 Final Subdivision Plan. The developer is offering a 90-day time extension that would commence on January 13, 2025 and extend the deadline until April 13, 2025. 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 Scot Greene Phase 2 Final Subdivision Plan through April 13, 2025.

The ZO presented the consideration of Subdivision and/or Lot Addition Plans for Scot Greene, Phase I – 72 lot Final Subdivision Plan. This is a reapproval for recording purposes and was originally approved by the Board in 2023. The previous reapproval specified that all conditions of the prior approval were to remain in effect. When Phase I was originally approved, the Transportation Impact Fee was determined to be \$90,082.80 and the reapproval was with the condition that the fee be based on current peak hour trips. The new fee based on the current peak hour trips is \$103,913.28 and should remain in effect and carry forward with this reapproval. On a motion by Supervisor Corwell, seconded by Supervisor Brookens and by a vote of 3-0, the Board unanimously voted to approve the Scot Greene Phase 1 – 72 Lot Final Subdivision Plan for reapproval for recording purposes with the condition that all previous conditions remain in effect, and the Impact Fee of \$103,913.28 be posted at the issuance of the Land Use Permit.

Supervisor Brookens presented the consideration to hire a Park Maintenance Crew Leader. An interview was conducted with Patrick Shope, who submitted a resume and application for the open position, and he was offered employment with the Township starting as a probationary employee on January 2, 2025. On a motion by Supervisor Corwell, seconded by Supervisor Burns and by a vote of 3-0, the Board unanimously voted to hire Patrick Shope as the new Park Maintenance Crew Leader, and probationary employment will begin January 2, 2025.

Supervisor Corwell presented the lease agreement with Franklin County for the Magisterial District Judge (MDJ) Office. The original lease agreement was for 10 years and will expire in January 2025. The new lease will commence for another 10 years with two (2) automatic five (5) year renewal terms, and it will include several minor changes. The new rental fee will be two thousand eight hundred dollars (\$2,800.00) per month and will automatically increase by 2.5% each year on the anniversary date of the Lease. The Solicitor stated that in lieu of indemnity, they are providing one million dollars (\$1,000,000.000) of Liability Insurance. He also noted that if an alteration, addition or improvement is required by the Administrative Office of Pennsylvania Courts (AOPC) by the Lessee for the continued use of the premises, the Lessor must allow them to do it, or they can terminate the lease. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the lease agreement between Franklin County Commissioners for the lease of the Magisterial District Judge office and meeting room.

The Engineer presented the Traffic Signal Maintenance and Repair Bid from Atlantic Transportation Systems, Inc. (ATS). He stated that ATS is responsive and good to work with and he recommends that the Township continue the contract with them for another three (3) years. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to award the Traffic Signal Maintenance and Repair Bid to Atlantic Transportation Systems as presented.

The Chairman presented the final budget for 2025. He confirmed that the preliminary budget was available for public comment, and none was received. He gave a brief overview of the budget and confirmed that none of the line items have changed from the preliminary budget. He noted that this will be the 46th year that Greene Township will not be implementing a property tax. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to adopt the final Township budget for 2025 as presented.

The Chairman presented the consideration to schedule a public hearing for Ordinance 2025-1, Regulating Parking on Various Township Roadways. He explained that the Township consistently receives complaints regarding vehicles, trailers, campers, etc. blocking Township roadways specifically during the winter months and winter maintenance season. There are also several intersections that had previously been posted for no parking, but through investigation, it appears that there was never an Ordinance adopted for specific intersections or

locations. 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 Ordinance 2025-1, Regulating Parking on Various Township Roadways, and that hearing will be held February 11, 2025 at 7:00pm at the Greene Township Meeting Room, 1145 Garver Lane, Chambersburg PA 17202.

Supervisor Corwell presented the consideration of Sales Agreement for 5453 Philadelphia Avenue. The Township currently leases this building for equipment storage and office space. The Township wishes to continue to store equipment in the building, and would also like to use it as an Emergency Management / Emergency Medical Services building. There will be four (4) bays dedicated to Emergency Services as well as an office space. The purchase price is \$500,000.00, which is also the appraised value of the property. Mr. William Kirkpatrick currently owns the facility and will sign his part of the agreement and return it to the Township. There were some issues with water damage and mold, and those issues have been mitigated. Some of the funding to purchase this property is from the Landfill Agreement which states that they will provide some funding of Emergency Services within Greene Township. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the sales agreement for 5453 Philadelphia Avenue with William and Carol Kirkpatrick as presented.

The Chairman presented the consideration to schedule a regular meeting following the reorganization meeting on January 6, 2025 due to some items and plans that need attention. The Township is required by statute to meet on January 6th for the reorganization meeting, and it was recommended that the Board of Supervisors hold a regular meeting following the January 6th reorganization meeting. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to hold a Supervisors meeting directly following the reorganization meeting scheduled for January 6, 2025 at 3:30pm at the Greene Township Meeting Room, 1145 Garver Lane, Chambersburg PA 17202.

The Solicitor stated that he will be in attendance of the January 6, 2025 meetings. He noted that he has the Route 997 / 11 Agreement and will be looking at that to revise the terms and make it more palatable, as well as working on the parking ordinance. He thanked the Board for a great 2024 and looks forward to seeing what happens at the reorganization meeting scheduled for January 6, 2025.

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 presented.

The Chairman adjourned the meeting at 12:58 pm.

Respectfully submitted,

Asst. Secretary/Treasurer