

The Greene Township Board of Supervisors held its regular meeting on Tuesday, May 13, 2025 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 held April 22, 2025 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment. Paul Holbrook introduced scouts from Troop 128, First Lutheran Church in Chambersburg. They are here to observe the meeting as part of the citizenship requirements for the community merit badge. The Board welcomed them and offered to answer any questions during or after the meeting.

The Zoning Officer (ZO) presented the Monthly Zoning Report for April 2025. 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 Greene Acres Phase 1 & 1A Final Subdivision Plan. The current deadline is May 13, and the extension will run through August 13. This is the second extension for the plan; they are working on approvals from Guilford Water Authority. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant a review time extension for the Greene Acres Phase 1 & 1A Final Subdivision Plan to commence May 13, 2025 and run through August 13, 2025.

The ZO presented a request for review time extension for the Greene Acres Phase 2 Final Subdivision Plan. The current deadline is May 13, and the extension will run through August 13. This is the second extension for the plan; they are working on approvals from Guilford Water Authority. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant a review time extension for the Greene Acres Phase 2 Final Subdivision Plan to commence May 13, 2025 and run through August 13, 2025.

The ZO presented requests from Daniel and Lynford Eberly to have the Eberly Farm, located on Woodstock Road, placed in the Township's Agricultural Security Area. Daniel owns 41 acres and Lynford owns 85 acres, for a total of 126 acres. The requests were submitted on April 14, 2025. The ZO explained the "default process" for adding the farm. The Board would acknowledge receipt of the requests this evening and authorize the advertisement of public notices. A notice would be posted in the Public Opinion and there would be a 15-day period for the public to make comments. After 15 days it would move onto the Supervisors for adoption by default. The default period is 180 days from the date the request was submitted, which would be October 11, 2025. The Solicitor confirmed the process. The ZO stated that although it is not required, he will present the request to the Franklin County Planning Commission and the Greene Township Planning Commission. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to acknowledge receipt of the request for the Eberly Farm to be placed in the Agricultural Security Area and authorized the Zoning Officer to provide public notices.

The ZO presented a request for waiver of Greene Township Code 85-51.A, requirement to install sidewalks, for the TR Site #1 Final Land Development Plan, located at intersection of Coffey Ave and Sunset Pike. The plan proposes construction of a light manufacturing facility with road frontage along Coffey Avenue. The applicant is asking for the waiver because no other lots on either side of Coffey or Sunset Pike have sidewalks, and it is a heavy industrial area with very limited pedestrian traffic. Rettew has reviewed the plan and did not voice any opposition to the waiver request being granted. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the request for waiver of Greene Township Code 85-51.A, requirement to install sidewalks, for the TR Site #1 Final Land Development Plan with conditions that sidewalks are shown on the plan and a note be placed on the plan that if sidewalks are deemed necessary in the future, they will be installed at the current owner's expense.

The ZO presented the Letterkenny Chapel – 1 Lot Final Subdivision / Lot Addition Plan located at the intersection of Carbaugh Avenue and Letterkenny West. The plan proposes to subdivide a small portion of the neighboring property and convey it to the Chapel for parking. The Planner had a comment regarding a non-building waiver and that has since been sent to DEP. The plan was staff reviewed on behalf of the Greene Township Planning Commission. Supervisor Corwell asked if the Chapel has its own entrance or if a driveway permit would be required. The ZO explained that it is already being used for parking, so no modifications are proposed. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Letterkenny Chapel – 1 Lot Final Subdivision / Lot Addition Plan as presented.

The ZO presented the Scot-Greene Estates – Phase 2 Final Subdivision Plan for re-approval for recording purposes. The applicant plans to post the bonds and record phase 1 and 2 at same time and will be picking up the plans soon. The ZO recommended the previous conditions remain in effect with the re-approval. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to re-approve the Scot-Greene Estates – Phase 2 Final Subdivision Plan with all previous conditions remaining in effect.

Supervisor Corwell presented a letter to the PA Liquor Control Board acknowledging the Fayetteville Volunteer Fire Department's Gun Drawing on May 17, where they plan to serve alcohol. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the letter of acknowledgement to the PA Liquor Control Board for Fayetteville Volunteer Fire Department's fundraising event on May 17, 2025.

The Chairman presented a letter to PA DCED for the Greene Township Municipal Authority (GTMA)'s interceptor upgrade project. GTMA is applying for CFA funds through the PA Small Water and Sewer Program, and this is a letter of support to accompany their grant application. The Oak Hill, Central and South Scotland area interceptor upgrade project is a step forward in upgrading sewer systems as part of Act 537 Plan. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to provide a support letter to PA DCED for GTMA's interceptor upgrade project and authorized the Chairman to sign.

Supervisor Brookens presented a quote from Blue Mountain Small Engine Repair for a 36" Toro GrandStand mower. This is a standing mower and will be used to mow around the playground and pavilion areas. The park crew tested one in the fall, and they felt it was a good machine for those areas. The quoted price of \$8,026.26 is Costars pricing. On a motion by Supervisor Corwell, seconded by Chairman Burns, and by a vote of 3-0, the Board unanimously voted to approve the purchase of a 36" Toro GrandStand mower in the amount of \$8,026.26 as presented.

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 32993 through 33023 and six ACH transactions to be paid from the general fund, check numbers 4029 through 4031 to be paid from the liquid fuels fund and check number 2350 be paid from the electric light fund.

The Chairman adjourned the meeting at 7:35 pm.

Respectfully submitted,

Secretary/Treasurer