

January 12, 2016  
Scotland, PA 17254  
Regular Meeting

The Greene Township Board of Supervisors met in regular session Tuesday, January 12, 2016 at the Township Municipal Building, 1145 Garver Lane, Scotland, PA, following a Public Hearing to consider various amendments to Greene Township Code Chapter 85, Sidewalks and Driveways, and Chapter 105, Definition of Structure.

Present:

Todd E. Burns

Travis L. Brookens

Shawn M. Corwell

Gregory Lambert

Daniel Bachman

Diann Weller

Welton Fischer

The Chairman called the Regular Meeting to order at approximately 7:09 P. M..

The Minutes of the Regular Meeting held December 22, 2015 shall stand approved as presented and become part of the official record.

The Minutes of the Annual Re-Organization Meeting held January 4, 2016 shall stand approved as presented and become part of the official record.

There were no visitors present at this Meeting.

The Chairman noted an appointment to the Greene Township Municipal Authority had been tabled from the Re-Organization Meeting; said appointment being Mr. Donald Kunkle whose term expired December 31, 2015. Supervisor Corwell stated he had questioned the numerous difference in the lengths of terms for various agencies and the Township Solicitor had researched and answered Supervisor Corwell's question to his satisfaction. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to appoint Donald Kunkle to another five-year term to the Greene Township Municipal Authority to commence January 1, 2016.

The Zoning Officer stated correspondence was received from the Chambersburg Hospital (a copy given to each Board Member) requesting a zoning change which would necessitate a public hearing to be held to gain public input regarding the request. He stated the property is located adjacent to Grandpoint Road near the proposed Parkwood construction. The Hospital is requesting the Board to consider rezoning the property; they are interested in a health care type campus. The ZO noted that according to the correspondence, the Township had received a rezoning request from the property owners in 2009 and that request had been tabled. The ZO stated it was the Board's decision as to whether to consider acting on the request. The Solicitor stated a copy of a proposed ordinance (regarding this request) would have to be forwarded to the County for their review 45 days prior to a public hearing being held and the advertisement could not be submitted more than 30 days prior to the hearing. He suggested if the Board were to hold a public hearing they schedule it 60 days out to allow enough time for any reviews and comments. Supervisor Corwell asked the Township Engineer if he knew when bids for the Parkwood construction were to be distributed and the Engineer stated he understood the intention is to send out the plans to the Borough

(of Chambersburg), Greene Township, and the Chambersburg Hospital for a final review. He also stated the Parkwood project engineer intended to take a package to PennDOT and should be ready by the middle of February to go out for bid. The Solicitor asked the Engineer if the plan was going to PennDOT in the final stage and the Engineer stated that PennDOT was not making a final design review but making sure the project complied with their bidding specifications and they were putting it on their bidding list to their contractors. The Engineer stated the plan was to have bids accepted in February, award the contract in March, and considered for this construction season. He stated he is satisfied the Township is receiving what they have been informed. The Solicitor recommended the hearing date be moved out pending PennDOT approval; the date for the hearing can be stopped. Supervisor Corwell inquired if the Hospital was asking for the rezoning of the Diller Farm as they noted in their correspondence and both the ZO & Engineer stated they were only (requesting) for their property. Supervisor Brookens stated the Township would have the right to decide if they wished to expand the area. The Solicitor stated the Township does not have to receive a rezoning request in order to rezone any property; the Township has that prerogative. Supervisor Corwell asked if the Kuhn Farm property is to be included and if so would the Township be able to include that and the Solicitor they could. The ZO stated that if a public hearing is scheduled and advertised, all affected property owners would receive a copy of the request and map and if there were any questions prior to the hearing he would be able to answer them. Supervisor Brookens asked if there had been any contact with Mr. Kuhn to see if he was still interested in rezoning because there had been some interest in prior years. The ZO asked the Solicitor if a copy of the request could be sent to the County without a hearing date set and the Solicitor stated 'no' because they (County) have to have any comments returned to the Township prior to the public hearing within the 45 days, however, if the Township did not hear from them after the 45 days then the Township could still hold a scheduled public hearing. Supervisor Corwell voiced concern on the status of the sewer and what implications that might hold. Following discussion and consideration, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to schedule a public hearing regarding a zoning map text and zoning map amendment for the Walker, Kohler, Grandpoint Roads area also known as the transitional commercial zoning district to be held March 22, 2016, at the Greene Township Municipal Building Meeting Room, 1145 Garver Lane, Scotland, PA, at 7:00 P.M., prevailing time.

The Chairman noted the grinder currently at the Compost Facility is in need of replacement and the Township is in the process of applying for a 902 (Recycling) Grant. The Grant is specifically for a horizontal grinder part of that process is to provide the cost to purchase a replacement. The Township would purchase the equipment then the Township would be reimbursed by the State through the Grant as part of the process. He referred to a quote, a copy of which each Member received, from Vermeer North Atlantic Sales & Service for a new 2016 HG4000 Horizontal Grinder that had been placed at the Compost on demo; the quote also include a "special" offer only valid through January 31 (2016). Vermeer provided the price for one additional year with parts and labor and warranty; also provided price for extra set of screens. He noted the composting process normally takes two grindings but the Township does three; the new machine would actually perform the three-step process in two; CoStars contract pricing; includes trade-ins on two current pieces of Township

equipment (Fecon grinder and leaf turner) purchased in 2003 on a previous Grant and part of that Grant's conditions was that any equipment had to be traded in and could not sell outright because if that were to happen, then the Township would be required to give funds back to the State. The Chairman stated the total price with all extras including the trade-ins was \$350,991. He further noted the quote also included a 5-Year Arrears Lease Program with the first payment not due until January 2017 and each year after that payment would be due and in five years the equipment would be paid off and that would be if the Township would not receive the Grant. The Township could purchase the machine now, receive it in February, utilize the machine one year and make the first payment; hopefully the Township would know if they had received the Grant; great benefit would be that the Township would only be required to make one payment and then decide to go further if they wished; the Township could then re-apply for any remaining funds to make payments. He stated the other option would be not to purchase the equipment and try to keep the current Fecon going. Supervisor Brookens stated it (grinder) is an important part of the Township's operation and when the equipment does not perform for a period of time then nothing can be ground. He noted that basically there was ten years' use from the old equipment and hopefully the new would last that long or longer and then perhaps the Township could apply for new equipment through a new grant. He stated his observations of the demo was that it was a very good machine and very impressive. The Chairman stated the new machine would be much more productive and the product would be turned around in a much shorter time; a tremendous savings to the Township. Supervisor Corwell agreed with the previous comments of the other Board Members and with the Arrears option, that gives the Township a greater benefit and it can be purchased under a CoStars contract. He further noted the high maintenance incurred this year on the current equipment and not knowing when the equipment will break down again. On a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to purchase a new HG4000 Horizontal Grinder from Vermeer North Atlantic Sales & Service under CoStars for a total price of \$350,991 and will include one year additional warranty parts and labor and also extra screens.

The Zoning Officer presented a request for sewer tap-in for Dollar General on Black Gap Road submitted by Vincent Elbel, Township Sewage Enforcement Officer; one new edu; to be located on an outparcel of the Chambersburg Mall; three-acre property; zoned HC (Highway Commercial); plan is at the Township in process. He stated there are a number of agencies that are outstanding and have not returned any comments; Township Planning Commission tabled at their January 11 Meeting due to the lack of any comments being submitted to the Township. On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to adopt Township **Resolution No. 4-2016** for sewer tap-in for Dollar General on Black Gap Road.

The Board reviewed the Fayetteville Volunteer Fire Department Fire Police December 2015 Report and Year-to-Date (January-November 2015) Report as submitted by Fire Police Captain, Mr. Ron Royer. The Chairman noted the traffic unit that Fayetteville has incorporated into response really does a good job and is quite awesome. Supervisor Brookens stated he would like to suggest to other (fire) companies to pursue the same concept in the same manner. Supervisor Corwell agreed with the other Board Members that it is a good unit.

During review of the Fire Police Report Supervisor Corwell noted a letter received from West End Fire & Rescue thanking the Board of Supervisors for the fuel cards to their Fire Police. He stated that apparently Greene Township is the only Township that provides anything to their Fire Police noting the Fire Police use their own personal vehicles to respond and volunteer their time.

The Zoning Officer presented a request for review time extension for Thomasville Properties, Project #15-002, as submitted by Glenn Watson of Dennis E. Black Engineering, Inc. on behalf of Thomasville Properties; current deadline is January 21, 2016; requesting 90-day extension. The ZO stated this is the fourth request for time extension; plan was granted sidewalk waiver in February 2015 with the condition that interior sidewalks would be required. Mr. Watson's correspondence stated the reason for the request was the difficulty with adjoining landowner apparent non-cooperation in working with Thomasville to resolve a walkway connection agreement as previously discussed; requesting additional time for the developer to assess options and develop a plan to move forward without the adjoining landowner's cooperation. The ZO stated this plan was approved in 2010, the Township approved the sidewalk requirement in 2009, and the original plan had no sidewalk waiver request included when submitted. The Chairman noted that he felt that another review time extension was questionable but considering the problems being encountered, it may behoove the Township to approve another extension. The ZO noted to the Board that currently this is a preliminary plan but needs to be resolved prior to the final approval. Supervisor Brookens stated that earlier in review of this plan the Township had offered to intervene but the Township was asked to wait and allow the developer to contact the adjoining property owner. The ZO noted that a sidewalk waiver was granted to Thomasville Properties on the condition they connect to the adjoining property. Following discussion and review, on a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to grant the request for review time extension for Thomasville Properties, Project #15-002, for ninety (90) days commencing January 21, 2016.

The Zoning Officer presented the Monthly Zoning Office Report for December 2015 noting the following from the Report: (1) Two (2) Zoning Hearing Applications – one requesting to expand painting business to include construction of a garage for vehicle and equipment storage; one requesting front yard setback of approximately 1.7 feet due to constructed home encroachment; (2) Conditional Use Permit Request for residential solar energy conversion system – reviewed by Township Planning Commission at their January 11 (2016) Meeting and recommended approval – public hearing has been scheduled by the Board of Supervisors to be held February 9 prior to the Regular Meeting. Following presentation and review, it was consensus of the Board the Monthly Zoning Office Report for December 2015 shall become part of the official record as submitted.

The Zoning Officer reviewed the 2015 Annual Zoning Office Report noting a breakdown of all Land Use Permits issued for 2015 and also listed were statistics for Years 2014 and 2013 for comparison. He noted that commercial and industrial doubled and most of that occurred in the Cumberland Valley Business Park. Supervisor Brookens inquired if the number of townhouses had dropped due to the sewer issue and the ZO felt it was more due to cost. It was consensus of the Board the 2015 Annual Zoning Office Report shall become part of the official record.

There were no Subdivision and/or Land Development Plans to be presented at this Meeting.

The Chairman stated the Board was considering no cost of living raise for employees due to the cost of living is '0' for the year, nothing for Social Security, and CPI (Consumer Price Index) is basically flat; therefore, no cost of living is being presented for consideration. He further noted that benefits will remain the same so there is no change to benefits. He stated that pay raises will be based strictly on a merit basis, a maximum of 90 cents per hour per employee. Following consideration, on a motion by Shawn M. Corwell, seconded by Travis L. Brookens, and by a vote of 3-0, the Board unanimously voted to approve a pay increased based on merit as presented and also no additional benefits will be provided to employees.

The Township Solicitor had no further comment to present at this Meeting.

On a motion by Travis L. Brookens, seconded by Shawn M. Corwell, and by a vote of 3-0, the Board unanimously voted to approve the payment of invoices as follows: Check Numbers 23705 through 23753, one online pay, five credit card payments, inclusive, to be paid from the General Fund; Check Number 3237 to be paid from the Liquid Fuels Fund; and, Check Number 2068 and one online pay, to be paid from the Electric Light Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 8:04 P.M..

Respectfully submitted,

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Secretary