

January 27, 2009
Scotland, PA 17254

The Greene Township Board of Supervisors met in regular session Tuesday, January 27, 2009, at the Township Municipal Building, 1145 Garver Lane, Scotland, PA.

Present:

Charles D. Jamison, Jr.	Travis Brookens
Todd E. Burns	Daniel Bachman
Glenn O. Shetter	Diann Weller
Gregory Lambert (arriving later)	Welton Fischer

Visitors: Thomas Kriner

The Chairman called the Regular Meeting to order at approximately 7:00 P. M..

The Minutes of the January 13, 2009 Public Hearing regarding Speed Reduction on Newman Road stand approved as presented.

The Minutes of the January 13, 2009 Public Hearing regarding a Conditional Use Permit Request from AT & T Mobility stand approved as presented.

The Minutes of the January 13, 2009 Regular Meeting stand approved as presented.

The Chairman stated the Borough of Chambersburg is preparing a request to PA DEP for grant funds for a proposed upgrade to the existing (Borough) Wastewater Treatment Plant and is asking for a letter of support from the Township regarding the project. The Chairman stated he had conferred with the Manager of GTMA regarding this request and was informed that GTMA had also received a request for letter of support. He stated the Borough is requesting 20 million dollars in grant funds for the proposed project. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the Chairman be authorized to prepare and sign a letter of support to the Borough of Chambersburg that will be forwarded to PA DEP regarding the Borough's request for 20 million dollars in grant funds for a proposed upgrade to the existing (Borough) Wastewater Treatment Plant.

The Chairman noted that with the hiring of a Township Engineer and a Township Planner fees must be set to invoice for review fees, etc. The Board has been working on the service fees for both and with just a few additional changes will have the appropriate fees set. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted that Township **Resolution No. 6-2009** setting fees to invoice for Township Engineer and Township Planner services be approved as stated.

The Zoning Officer presented a request for review time extension of ninety (90) days from Curfman & Zullinger, Inc. for the Roger Wingert Land Development Plan; current time expires February 1, 2009. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the Roger Wingert Land Development Plan request for review time extension for an additional ninety (90) days be granted commencing February 1, 2009, forward.

The Zoning Officer presented a request for review time extension of ninety (90) days from William A. Brindle Associates for Highlands of Greenvillage Land Development Plan; current time expires February 3, 2009. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the request for review time extension for Highlands of Greenvillage Land Development Plan be granted an additional ninety (90) days commencing February 3, 2009, forward.

The Zoning Officer presented a request for review time extension of ninety (90) days from Brehm-Lebo Engineering, Inc. for the Greene Township Park Land Development Plan (parking lot); current time expires January 29, 2009. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the request for review time extension for the Greene Township Park Land Development Plan (parking lot) be granted an additional ninety (90) days commencing January 29, 2009, forward.

The Zoning Officer presented a request for sewage facilities planning exemption for one (1) new edu for Dwight A. Sollenberger; request was submitted with plan; property located along Lincoln Way East, Fayetteville. Written certifications from both Greene Township Municipal Authority and the Borough of Chambersburg were received. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the request for sewage facilities planning exemption for Dwight A. Sollenberger be granted.

The Zoning Officer presented a request for sewage facilities planning exemption for Daniel Miller Land Development Plan; existing lot off Minnich Road; propose one (1) single family dwelling on existing lot. Written certifications from both Greene Township Municipal Authority and the Borough of Chambersburg were received. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the Daniel Miller request for sewage facilities planning exemption be granted.

Be it noted that Mr. Gregory Lambert, newly hired Township Engineer, arrived at the Meeting at approximately 7:17 p.m..

The Assistant Zoning Officer presented a request from TME Surveying, Inc. on behalf of Thomas Kriner for waivers of 85-18(5) (show existing contours) and 85-18(10) (show PA One Call Serial Number) for his submitted Subdivision Plan. The AZO noted the proposed land conveyance is for agriculture purposes. The request was reviewed by the Township Planner and he concurred with the request and recommended approval. The AZO stated the Township Ordinance requires the serial number and that no earthmoving activities are being planned. The Board discussed whether it was necessary and if perhaps the Ordinance should be amended. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the request for waivers of 85-18(5) and 85-18(10) for the Thomas Kriner Subdivision Plan be granted.

The Assistant Zoning Officer presented an e-mail received from Garth Bellows requesting bond release for Greene Valley Estates, Phase III; Township currently holding bond in the amount of \$55,456.00. The AZO stated that Mr. Lambert, Township Engineer, had visited the site with a previous punch list of items and his notes/findings were included for the Supervisors' review. Mr. Lambert stated that he had added some comments (i.e. sinkhole; inlets and erosion around them due to settling and not installed properly or sealed, etc). On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the request for bond reduction for Greene Valley Estates, Phase III, be reduced only to \$53,927.00 and the new bond must be posted by February 3, 2009, and if not posted by that date by the close of (Township) business hour of 4:00 p.m., the bond calling process will begin and notice to the developer will commence.

The Assistant Zoning Officer presented a request for bond release for the Henry Hawley Subdivision; Township currently holds bond in the amount of \$20,200.00; current bond expires June 10, 2009. The AZO noted there was a copy of an inspection report from Mr. Paul Zeiders who had been to the site and found a few items that needed to be addressed. Supervisor Shetter noted a concern regarding the channel and the Board discussed how this would be handled. The Township Engineer was directed to meet with Mr. Zeiders at the site to investigate further to clarify their concerns. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the request for bond release for the Henry Hawley Subdivision be tabled until a future date.

The Assistant Zoning Officer presented a request for bond reduction from Lance Kegerreis, Dennis E. Black Engineering, Inc., for Greene Acres, Phase I; Township currently holds bond in the amount of \$466,636.34. The site had been visited by Mr. Paul Zeiders and a copy of his comments were included for the Supervisors' review. Supervisor Shetter commented on the curb and gutter and the Board discussed the various items that have been completed in this phase and what may be in another section of the development. The Chairman made special note to the Township Engineer that on future bond reduction requests that prevailing wage be noted for asphalt, etc. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the request for bond reduction for Greene Acres, Phase I, from the current amount of \$466,636.34 be reduced to \$125,809.48.

The Assistant Zoning Officer presented a 1-lot Final Subdivision/Lot Addition Plan for Thomas R. Kriner; property off Rice Road; propose subdivision of parcel from Kriner property to adjacent property; property approximately 30 acres in size. Comments from the *Approval Checklist*, a copy being provided to each Supervisor, were as follows: Franklin County Planning Commission reviewed with no comment (1-15-09); GTMA – n/a; Form B forwarded to PA DEP (1-22-09); Guilford Water Authority – n/a; Township Planner – 'ok' (1-22-09); plan was reviewed by Township Zoning staff on behalf of Township Planning Commission with no comment and recommended approval. The AZO noted the use of the property is agriculture and noted that late this date the Township had received a revised plan with a change of easement area with deed restriction. The AZO stated the property owner wanted 'Note 12' removed; the revised plan was reviewed by the Township Planner. Mr.

Kriner addressed the Board regarding the revised plan stating he would agree to the restriction remaining and would be coming to the Township in the future to make several residential lots and wanted some buffer area. The plan was displayed and Mr. Kriner showed and explained on the plan the area in question where the buffer and restriction would be located. The Township Solicitor stated the Township has no 'say' relative to deed restrictions. On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted the Thomas R. Kriner 1-lot Final Subdivision/Lot Addition Plan be approved as presented.

The Assistant Zoning Officer presented the 1-lot Final Subdivision/Lot Addition Plan for Washco, Orchard Ridge, LLC, needing re-approval for recording purposes and noted the plan had not left the (Township) office. On a motion by Glenn O. Shetter, seconded by Todd E. Burns, and by a vote of 3-0, the Board unanimously voted the Washco, Orchard Ridge, LLC, 1-lot Final Subdivision/Lot Addition Plan request for re-approval for recording purposes be granted.

On a motion by Todd E. Burns, seconded by Glenn O. Shetter, and by a vote of 3-0, the Board unanimously voted to authorize the payment of invoices as follows: Check Numbers 13736 through 13774, inclusive, to be paid from the General Fund; Check Number 1392 to be paid from the Electric Light Fund; and, Check Numbers 1606 through 1612, inclusive, to be paid from the Liquid Fuels Fund.

There being no further business before the Board for this Meeting, the Chairman adjourned at approximately 7:36 P. M..

Respectfully submitted,
