

The Greene Township Board of Supervisors held its regular meeting on Tuesday, July 22, 2025 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202.

Present: Todd Burns, Travis Brookens, Shawn Corwell – Supervisors, Kurt Williams – Solicitor, Lindsay Loney – Secretary / Treasurer, Greg Lambert - Engineer, Daniel Bachman – Zoning Officer

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 held July 8, 2025 shall stand approved as presented and become part of the official record.

The Chairman opened the floor for public comment; none was offered.

The Chairman announced the opening of sealed bids received for the 2025 #2 Fuel Oil Contract. Two bids were received and both include escalator clauses: McCleary Oil Company with a bid price of \$2.639 per gallon and McLaughlin's Energy Services with a bid price of \$2.299 per gallon. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to award the 2025 #2 Fuel Oil Contract to McLaughlin's Energy Services at their quoted bid price of \$2.299 per gallon delivered.

The Chairman announced the opening of sealed bids received for the 2025 Ultra Low Sulphur Diesel Contract. Two bids were received and both include escalator clauses: McCleary Oil Company with a bid price of \$2.758 per gallon and McLaughlin's Energy Services with a bid price of \$2.349 per gallon. Both bids are for 25,000 gallons delivered to either 1145 Garver Lane or the Fayetteville Volunteer Fire Department. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to award the 2025 Ultra Low Sulphur Diesel Contract to McLaughlin's Energy Services at their quoted bid price of \$2.349 per gallon delivered.

The Chairman announced the opening of sealed bids for 2025 Striping and Marking. One bid was received from Alpha Space Control for a total amount of \$124,911.98. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to award the 2025 Striping and Marking Contract to Alpha Space Control, LLC at their quoted bid price of \$124,911.98.

The Zoning Officer (ZO) presented a request for review time extension for the Jaindl Land Development Plan. The current deadline is July 23, and the applicant is granting an extension through September 30. 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 Jaindl Land Development Plan to commence July 23, 2025 and run through September 30, 2025.

The ZO presented a request for review time extension for the Firefly Final Land Development Plan. The current deadline is July 23, and the applicant is granting an extension through October 23. 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 Firefly Final Land Development Plan to commence July 23, 2025 and run through October 23, 2025.

The ZO presented a request for waiver of Greene Township Code 80-27.A, 15" minimum stormwater pipe diameter, for the Gopinath (Dunkin Donuts) Final Land Development Plan. The property is located at the intersection of Routes 997 and 11, adjacent to the Italian Village restaurant. The applicant is proposing an 8" pipe due to site constraints. Joe McDowell, P.E. (Martin & Martin) is reviewing the plan and he has no issues with the request. He explained the purpose of the ordinance is to prevent undue hardship on the Township that a small pipe could cause. However, in this instance, the piping is on their personal property and will be theirs to maintain. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant the request for waiver of Greene Township Code 80-27.A, 15" minimum stormwater pipe diameter, for the Gopinath (Dunkin Donuts) Final Land Development Plan.

The ZO presented a request for waiver of Greene Township Code 85-51.A, requirement to install sidewalks, for the Gopinath (Dunkin Donuts) Final Land Development Plan. The ZO explained that the Board has granted these waivers in the past with requirements that the sidewalks are shown on the plan and a note is placed on the plan that if sidewalks are deemed necessary in the future they will be installed at the current owner's expense. This applicant is requesting an outright waiver. The ZO pointed out that there are sidewalks along Greenvillage Road and Route 11 at the Sheetz, as well as crosswalks at the intersection. The Chairman stated that the applicant did not demonstrate a hardship not to install sidewalks. In addition, Sheetz has sidewalks on both sides and crosswalks are at all four points of the intersection. For those reasons, he would recommend denying the request. Supervisor Brookens and Supervisor Corwell both agreed. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to deny the request for waiver of Greene Township Code 85-51.A, requirement to install sidewalks, for the Gopinath (Dunkin Donuts) Final Land Development Plan.

The ZO presented the TR Site 1 – 1 Lot Final Land Development Plan located at the old Letterkenny Gate 6 along Coffey Avenue and Sunset Pike in the HI Zoning District. The plan proposes construction of a light manufacturing facility with access off Coffey Avenue. The Franklin County Planning Commission reviewed the plan with no comment. The sewage planning was previously approved by DEP. Both sewer and water are served by York Water, and they have given verbal approval. The NPDES permit has been issued. The plan will generate 17 new peak hour trips in zone 1 for a total transportation impact fee due of \$46,818. A stormwater bond has been calculated to be \$271,381. The Greene Township Planning Commission reviewed the plan in April and recommended approval subject to comments being addressed. Rettew reviewed the plan as the Township Planner and those comments have been addressed. Randy Goshorn (Dennis E. Black Engineering) performed a review on behalf of the Township Engineer and his comments have been addressed. The Chairman asked if the section that crosses over Coffey Avenue is large enough for a left-hand turn. Joe McDowell, the applicant's engineer, confirmed that it is and the center section will be improved to Township standards, and the lane will be marked as left turn. The Chairman noted he has concerns about tractor trailers backed up waiting to make a left-hand turn, especially in mid-afternoon when Letterkenny is letting out. Mr. McDowell explained that their business does not consist of many trucks coming in and out. They make modifications to large equipment, so there will not be a large amount of tractor trailer traffic making deliveries. The Township Engineer asked if the current stormwater basin will be used. Mr. McDowell responded that due to changes in DEP regulations, a few modifications need to be made to the outfall structure, but the overall plan is the same. He explained that the project will require approximately 8,000 loads of fill to build up the site. There is currently a project happening in Letterkenny that his client could obtain a lot of fill from, but he needs to get started quickly. He would like to build the site in lieu of paying the stormwater bond. Supervisor Brookens responded that the plans will not be released until either the bond is paid or the site is prepped; Mr. McDowell confirmed his client is aware. The Treasurer informed the Board that the applicant has a current balance due on their escrow account, and that should be paid prior to the plans being released. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the TR Site 1 – 1 Lot Final Land Development Plan with the following conditions: 1) a stormwater bond in the amount of \$271,381 be posted prior to the plan leaving the office or the site is complete and inspected prior to the plan leaving the office, 2) a transportation impact fee in the amount of \$46,818.00 be paid at the time of land use permit application, 3) the escrow balance in the amount of \$933.23 be paid prior to the plan leaving the office, 4) an approval letter from York Water is provided.

The Chairman presented proposed Resolution 2025-11, expressing the Township's intent to apply for grant funds through the Commonwealth Financing Authority's Multimodal Transportation Fund. The grant application is for \$685,235 and the Township's match is \$296,530. 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 2025-11, expressing the Township's intent to apply for grant funds through the Commonwealth Financing Authority's Multimodal Transportation Fund.

The Chairman explained that the Township recently met with the health insurance company regarding changes to the plan for new hires. Supervisor Brookens agreed with the changes, adding that the cost of health insurance is the reason. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the changes to the Township group health plan and personnel manual as presented; those changes will be effective August 1, 2025.

Supervisor Corwell explained that each year the Township provides semi-annual donations to the fire companies that run calls in Greene Township. The first half was released in February, so it is now time to release the second half. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to authorize release of the second half of the 2025 fire company donations as budgeted and presented.

The Chairman explained that the Township provides an annual donation to the Cumberland Valley Animal Shelter the services they provide, and the budgeted amount for 2025 is \$17,500. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to authorize release of the annual donation to the Cumberland Valley Animal Shelter in the amount of \$17,500 as budgeted.

The Solicitor reported that the Zoning Hearing Board voted 3-0 to deny the parking lot variance request from KMT.

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 33162 through 33190 and seven ACH transactions to be paid from the general fund, check numbers 4043 through 4044 to be paid from the liquid fuels fund and check number 2360 be paid from the electric light fund.

The Chairman adjourned the meeting at 12:58 pm.

Respectfully submitted,

Secretary/Treasurer