

The Greene Township Board of Supervisors held its regular meeting on Tuesday, August 12, 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

Absent: 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 July 22, 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 for cape sealing on Walker Road and Mickey Inn Road. One bid was received for Russell Standard Corporation and pricing is as follows: (A) Walker Road \$162,787.44, (B) Mickey Inn Road \$111,360.00, (C) Walker and Mickey Inn Roads \$274,147.44. The Chairman noted that the pricing is a little higher than he expected, and he is not sure if there is enough remaining in the budget this year to complete both roads. Supervisor Brookens suggested tabling the award to the next meeting. Supervisor Corwell noted the cost is still less than Cold in Place Recycling. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to table the awarding of cape seal bids until the August 26, 2025 meeting at noon.

The Zoning Officer (ZO) presented the Monthly Zoning Report for July 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 United Utility Supply Land Development Plan. The current deadline is August 20, and the applicant is granting an extension through November 20. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to grant a review time extension for the United Utility Supply Land Development Plan to commence August 20, 2025 and run through November 20, 2025.

The ZO presented a request for review time extension for the Greene Acres Phase 2 Final Subdivision Plan. The current deadline is August 13, and the applicant is granting an extension through November 13. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, 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 August 13, 2025 and run through November 13, 2025.

The ZO explained a conditional use permit application was received from PA Southern Railway to place a rail served logistics center in the HI Zoning District, and a conditional use hearing needs to be scheduled. The application was received on July 28, and the Pennsylvania Municipalities Planning Code requires the first public hearing to be held within 60 days, which would be Sept 26. The ZO added that another application was received on August 5 from Lot 3 Sunset LLC to open a truck repair and maintenance facility, and that hearing needs to be held by October 4. The Chairman suggested holding both hearings on the same day. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to schedule the Conditional Use Hearings for PA Southern Railway and Lot 3 Sunset LLC for Noon on September 23, 2025 at the Greene Township Meeting Room and authorized advertisement of the same.

The ZO presented the U.S. Inn – 1 Lot Final Land Development Plan located along Philadelphia Avenue in the HC Zoning District. The plan proposes construction of a 181 square foot office addition. The Franklin County Planning Commission reviewed the plan with no comment. The Greene Township Municipal Authority already serves

the building. Guilford Water Authority approved the plan. The Franklin County Conservation District confirmed that no approval is required from them. The engineer and planner comments have all been addressed. The Greene Township Planning Commission recommended approval of the plan. The traffic impact engineer reviewed the plan and determined that no new peak hour trips will be generated. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the U.S. Inn – 1 Lot Final Land Development Plan as presented.

The ZO presented the Scot Greene Estates Phase 1 and 2 Final Subdivision Plans for reapproval. This is the second or third time these have been re-approved, and the developer has assured the ZO this is the final time. They have been working to establish a contractor for the earth work and they have done that now. The ZO recommended reapproval with all previous conditions remaining in effect. 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 Phase 1 and Phase 2 Final Subdivision Plans with the condition that all prior conditions remain in effect.

Supervisor Corwell explained that a part-time employee was hired a few months ago. She has done a great job, and he recommends promoting her to full time status as of August 18. Supervisor Brookens added that she has done well with picking up on the daily operations. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to promote Keityn Zullinger to full time probationary status, effective August 18, 2025.

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 33201 through 33226 and five ACH transactions to be paid from the general fund, check numbers 4045 through 4048 to be paid from the liquid fuels fund and check number 2361 be paid from the electric light fund.

The Chairman adjourned the meeting at 7:25 pm.

Respectfully submitted,

Secretary/Treasurer