

September 23, 2025
Greene Township Board of Supervisors
Public Hearing & Regular Meeting

The Greene Township Board of Supervisors held its regular meeting on Tuesday, September 23, 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 noon, advised that the meeting would be recorded for accuracy purposes and visitors were asked to sign in.

The Chairman opened the public hearing scheduled for this date and time to review and consider a conditional use application submitted by Pennsylvania & Southern Railway (PA Southern) to open a rail-served logistics center in the heavy industrial (HI) zoning district. The application was received on July 28. An advertisement for the public hearing was posted in the Public Opinion on September 8 and 15. A notice was posted on the property on August 22, and adjacent property owners and the applicant were notified of the public hearing on August 13. A notice was posted on the Township door on August 13 and the Township website on August 20. The Franklin County Planning Commission was provided a copy on August 14. The Greene Township Planning Commission tabled the application at the August 11 meeting, and later recommended approval subject to all comments being addressed at the September 8 meeting. Both the Township Planner and Engineer reviewed the application and provided comments.

The ZO explained that the application is to place a rail-served logistics center off Coffey Avenue in the Highway Industrial (HI) zoning district. The plan proposes construction of a 200,000 square foot logistics center with rail service to the south side of the property and employee and truck parking to the north. All parties were sworn in by the Chairman, and the hearing proceeded. The following exhibits were entered into the record: A-1, Land Use Permit dated July 1, 2025; A-2, Responses to Code 105-60 (General Criteria); A-3, Responses to Code 105-37.1 (Specific Requirements); A-4, Grove Miller Traffic Study; A-5, PA Southern Sanitation Checklist; A-6, PPC Plan; A-7, Building Elevations and Sightline Exhibits; A-8, Diesel Idling Plan; A-9, Conditional Use Application; A-10, Tim Cormany's letter dated September 17, 2025.

Attorney Jack Sharpe, representing PA Southern, began by stating that the property is in the HI zoning district and a rail-served logistics center is a conditional use in that zone. He asked his client Al Shapiro to explain why he chose this location. Mr. Shapiro explained that he is a sole member of his company and has run rail-served logistics centers for many years. He was approached by John VanHorn to come here and run the railroad in the Letterkenny Army Depot. He has been here since 2023 and just received another 5-year contract a few months ago. Mr. Shapiro stated that he has invested millions of dollars here but to grow he needs a building with modern amenities. Attorney Sharpe summarized that Mr. Shapiro wants to build this building to benefit the rail service and added that his biggest customer is Franklin Logistics. Attorney Sharpe asked his client if he had any other logistics center under his control. Mr. Shapiro responded yes, three others in New Jersey. Attorney Sharpe asked what the plan is for the building; Mr. Shapiro responded it will be the same as his other locations. The building is smaller than he wanted but will work for what he needs. The end user is approximately 120 minutes away. Attorney Sharpe asked how the building will be staffed. Mr. Shapiro stated there will be an office manager, building manager and numerous forklift operators. Attorney Sharpe noted that one criterion of the conditional use relates to fire and police accessibility, and he asked the applicant's engineer, Lance Kegerreis (Dennis E. Black Engineering), to explain how the applicant meets those requirements. Mr. Kegerreis explained that all criteria have been addressed with the plan: separate driveways will be in place for trucks and cars, the turning radius is large enough for trucks and easily accommodates fire apparatus, and the building will be sprinkled. Attorney Sharpe stated the second general use requirement is that it is of such location, size and character that it will be in harmony with the district. Mr. Kegerreis responded that the only HI district in Greene Township is the business park, and this lot is in the heart of the HI zone. There are other logistic centers within a couple hundred feet of the site. Attorney Sharpe asked if the plan meets the requirements of Code 105-24; Mr. Kegerreis responded it does. The Chairman asked how many new peak trips will be generated by the plan. Mr. Kegerreis explained that a traffic study was performed by Grove Miller as part of the conditional use application, and HRG did a trip generation and transportation impact fee estimate for the land development plan. The two do not agree, with HRG being 20 to 25 trips higher. A copy of Grove Miller's estimate was sent to HRG, and they were asked to review and explain the reason for the large difference. Both estimates used the same edition and classification section in the ITE manual, but the problem

is the manual does not separate truck warehousing from rail-served warehousing. Mr. Kegerreis stated that if needed, they will use HRG's calculation. Mr. Shapiro added that a good year for him would be 1,000 rail cars, which equates to 4,000 truck loads (15 trucks per day). With a typical warehouse those trucks would be doubled, but he has no intention of bringing trucks in and out; it would only be rail in and truck out. Mr. Kegerreis noted this is land development plan related, not conditional use. Supervisor Brookens asked how long it takes for a rail to come in and the truck to be distributed. Mr. Shapiro stated it would be no longer than 1.5 to 2 hours. Supervisor Brookens stated that even if products are coming in via rail, a truck still needs to come in to be loaded even if it is empty. Supervisor Brookens asked if the trucks are always 53 feet, and Mr. Shapiro responded most are. The Chairman asked Mr. Kegerreis to describe the site's lighting. Mr. Kegerreis stated the lighting plan is included in the land development plan. It will be lit 24 hours a day, 7 days a week, but the operations will not be taking place at night. Mr. Shapiro added most operations will be Monday through Friday from 7:00 am to 4:00 pm. The Solicitor asked if that would be an acceptable condition. Mr. Shapiro responded no because occasionally there might be a "hot car" if something needs to get out quickly. He prides himself on customer service and does not want to be in a position where he must tell a customer no. In 23 years, he has never worked his employees past 5:00 pm on a regular schedule. The solicitor explained that the concern could be if Mr. Shapiro is no longer the operator and a new owner wants to operate 24/7. The Chairman asked the applicant to elaborate on the landscaping and screening. Mr. Kegerreis explained screening is not a requirement between properties that are both zoned HI. Screening dumpsters is a SALDO requirement, and that will be done. Mr. Kegerreis added that this location is unique because the entire frontage is proposed to be a combination walking trail and landscape buffer. The business park has committed to installing those all along Coffey Avenue once development is done. The Chairman asked what the future intended use is of the Colonel's house. Mr. Kegerreis stated it is a museum today and there are no plans for residential use in the future because the Army has decided they will no longer house officers in the depot. There being no further testimony, the Charman closed the public hearing at 12:48 pm.

The Chairman asked for public comment, and none was provided. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the conditional use application submitted by Pennsylvania & Southern Railway to open a rail-served logistics center in the heavy industrial (HI) zoning district.

The Chairman opened the public hearing scheduled for this date and time to review and consider a conditional use application submitted by Lot 3 Sunset, LLC to open a truck repair garage/drop lot in the light industrial (LI) zoning district. The property is located on Sunset Pike near the Culbertson Mennonite Church. The application proposes two buildings: a 60' x 83' building to be erected upon approval and a larger building to be erected in the future. Truck repair is listed as conditional use in the Light Industrial (LI) zoning district. The application was received August 5. An advertisement for the public hearing was posted in the Public Opinion on September 8 and 15. A notice was posted on the property on August 22, and adjacent property owners and the applicant were notified of the public hearing on August 13. A notice was posted on the Township door on August 13 and the Township website on August 20. The Franklin County Planning Commission was provided a copy on August 14. The Greene Township Planning Commission reviewed the application and recommended approval subject to all comments being addressed at the September 8 meeting. Both the Township Planner and Engineer reviewed the application and provided comments

All parties were sworn in by the Chairman, and the hearing proceeded. The following exhibits were entered into the record: A-1, Conditional Use Application; A-2, Responses to Code 105-60, General Requirements and Code 105-37.1, Specific Requirements; A-3, Land Development Plan dated May 8, 2025; A-4, Grove Miller Traffic Study; A-5, Sanitation Checklist; A-6, PPC Plan; A-7, Building Elevation Drawings and Sight Line Exhibits; A-8, Diesel Idling Plan; A-9, Tim Cormany's letter dated September 17, 2025.

The applicant's engineer, Lance Kegerreis (Dennis E. Black Engineering), explained that this is a family-owned operation. The applicants have owned this lot for some time but are leasing various locations for their truck business and would like to consolidate to this one location. The business is owned by three brothers and consists of twelve trucks used for hauling and septic pumping. Clinton Martin, owner, explained that they currently operate seven hauling trucks with six full time employees. The septic pumping business operates five vehicles with four full-time employees. This location would be used to store the trucks when not on the road. Employees would report to this location in the morning and return at the end of the day. There will be three full-time office employees as well. Mr.

Martin stated that some mechanical work and general routine maintenance of the vehicles will also be performed on site. There is no outside shop work planned, and there will be no fueling facility. The Solicitor asked if the applicant would be willing to accept those as conditions of approval. Mr. Martin stated he would not because while they do not perform outside maintenance at this time, it might be something they would wish to do in the future. The Solicitor explained that if a condition is placed on approval and the applicant wishes to have that removed, they would have to come back to the Board at that time to have that condition removed. Wensel Martin explained that they would have no issue with the fuel condition but would like to avoid the outside maintenance one. The ZO pointed out that the Code states that a truck maintenance facility is a conditional use, but it does not specify whether you are doing your own maintenance or someone else's. The Chairman asked if there would be any tire storage on the property. Clinton Martin responded there may be some new tires stored, but they would be kept indoors. Supervisor Corwell asked if that would be a condition they would agree to. Clinton Martin responded yes. Supervisor Brookens noted that there are supplemental regulations related to the proximity to schools, daycare facilities, etc. He asked if the church had any facility that would fall into those categories. Wensel Martin responded he does not believe so; the church has their own school at a separate location off Route 433. Mr. Kegerreis noted that the applicant has a working relationship with the church. They have granted an easement for sewer through the church property. Supervisor Brookens stated they should confirm there is no daycare or school at the church. Supervisor Corwell pointed out that on the traffic assessment it appears that the property line goes to the railroad tracks. Mr. Kegerreis explained that aerial map is outdated; the property used to go to the railroad tracks, but that strip is now owned by someone else. Supervisor Corwell asked if this will be a Monday through Friday operation. Clinton Martin replied yes. There may be rare occasions when a truck comes or goes on a weekend, but that is not the normal schedule. There being no further testimony, the Charman closed the public hearing at 1:18 pm.

The Chairman asked for public comment, and none was provided. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the conditional use application submitted by Lot 3 Sunset, LLC to open a truck repair garage/drop lot in the light industrial (LI) zoning district with the condition that there be no long term storage of tires outdoors.

The minutes of the regular meeting held September 9, 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 ZO presented a request for review time extension for the Jaindl Final Land Development Plan. The current deadline is September 30, and the applicant is granting an extension through November 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 Final Land Development Plan to commence September 30, 2025 and run through November 30, 2025.

The ZO presented Township Resolution 2025-12, authorizing an on-lot septic system and well for Robert Fox on Ragged Edge Road. The system will be for 1 EDU, and the sewage planning module is ready to be sent to DEP upon approval of the resolution. 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 2025-12 authorizing an on-lot septic system and well for Robert Fox on Ragged Edge Road.

The Engineer explained that last Wednesday the Township received bids through PennBid for traffic signals at the intersection of Kohler and Walker Roads. He and Supervisor Corwell witnessed the bid opening, and three bids were received as follows: JVI Group, Inc. \$1,010,669.25, Cottle's Asphalt Maintenance, Inc. \$1,091,298.12, New Enterprise Stone & Lime Co., Inc. \$1,177,872.24. HRG has reviewed the bids and provided a written recommendation that the bid be awarded to JVI Group, Inc. HRG has a history with JVI and is confident in their abilities. HRG asked JVI who the subcontractor for the signal would be, and they responded they are fairly certain it will be Herr. The Engineer explained that Herr is the company that did the Route 997/11 project, and the Township had a good working relationship with them. The Engineer added that the difference between the engineer's estimate and the lowest bid was \$5000, indicating the bids seemed to be competitive and within the expected parameters. On a motion by Supervisor

Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to award the bid for the Kohler/Walker intersection to JVI Group, Inc and authorized HRG to proceed with contract agreements.

Supervisor Corwell explained that Kinsley Construction absorbed Aquatic Resource Restoration Company (ARRC), which is the company working on the Phillaman Run project. Kinsley Construction sent an agreement for the Board to sign, which reassigns the agreement with ARRC to Kinsley Construction. The Solicitor reviewed the agreement and found it acceptable. GMS will update the grant information to reflect the new payee. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the Phillaman Run Assignment Agreement and authorized the Chairman to sign.

Supervisor Corwell presented a request from Franklin County to participate in another opioid settlement. The Township has done this in the past, and signing the agreement helps County receive money from the settlement. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board approved participation in the opioid settlement and authorized the Chairman to sign.

The Solicitor had nothing to report.

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 33300 through 33325 and six ACH transactions to be paid from the general fund, check numbers 4056 through 4057 to be paid from the liquid fuels fund and check number 2365 to be paid from the electric light fund.

The Chairman adjourned the meeting at 1:38 pm.

Respectfully submitted,

Secretary/Treasurer