

The Greene Township Board of Supervisors held its regular meeting on Tuesday, October 14, 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 7:00 pm, advised that the meeting would be recorded for accuracy purposes and visitors were asked to sign in.

The minutes of the public hearings and regular meeting held September 23, 2025 shall stand approved as presented and become part of the official record.

No public was present for public comment.

The Zoning Officer (ZO) presented the Monthly Zoning Report for September 2025. The report shall stand approved as presented and become part of the official record.

The ZO presented a letter to place three properties in the Greene Township Agricultural Security Area (ASA). A request was received on April 14, 2025 to enroll approximately 164.3 acres: one parcel owned by Daniel and Carol Eberly and two parcels owned by Linford and Jessica Eberly. The Eberly's intend to have Franklin County purchase development rights, but placement into the ASA must be done first. The request was advertised in the Public Opinion newspaper and copies were available at the Township office. The Franklin County Planning Commission received a copy but provided no comment. No comments were received by the public. If no objections are made, properties are automatically placed into ASA after 180 days following the request. The affidavit needs to be signed by the Chairman and notarized. It must then be recorded and sent to the PA Department of Agriculture Secretary. The ZO will also send a copy to the Franklin County Planning Office. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to acknowledge the addition of three Eberly properties to the Greene Township Agricultural Security Area and authorized the Chairman to sign the affidavit for recording.

The ZO presented a request for review time extension for the PA Southern Railway Land Development Plan. This is the first extension; the current deadline is October 27, and the applicant is granting an extension through January 27. 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 PA Southern Railway Land Development Plan to commence October 27, 2025 and run through January 27, 2026.

The ZO presented a request for review time extension for the Thomas Brookens Subdivision Plan. This is the first extension; the current deadline is October 23, and the applicant is granting an extension through January 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 Thomas Brookens Subdivision Plan to commence October 23, 2025 and run through January 23, 2026.

The ZO presented the Gopinath (Dunkin Donuts) 1 Lot Final Land Development Plan, located at the corner of Route 997 and Philadelphia Avenue in the Highway Commercial (HC) zoning district. The plan proposes to construct a new Dunkin Donuts and reconfigure the existing parking lot. There are existing entrances onto 997 and Philadelphia Avenue, and no changes will be made to either one. Traffic will circulate to the right with a drive thru on the right side of the building. The owner of this property also owns the neighboring Italian Village Restaurant, and he plans to reconfigure the existing parking lot which will be used for both properties. A right of way access and parking agreement has been prepared and reviewed by the Township Solicitor. The Greene Township Planning Commission reviewed the plan and suggested changing the angle of the exit on the Route 997 side; those changes have been made. The Franklin County Planning Commission reviewed the plan with no comment. The Greene Township Municipal Authority and the Guilford Water Authority both approved the plan. The sewage planning module was approved in May. The Franklin County Conservation District approved the NPDES permit. The Township Engineer and Planner comments have all

been addressed. A stormwater bond was calculated to be \$73,341.35. The plan will generate 81 new peak hour trips in transportation service area 2 for a total transportation impact fee of \$58,644. The Chairman asked where the stormwater basin is located. The ZO explained it is at the corner of the lot along Route 997 and the basin discharges into an existing pipe. The Board previously granted a waiver request for pipe slope. A sidewalk waiver request was also submitted but denied. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Gopinath (Dunkin Donuts) 1 Lot Final Land Development Plan with the following conditions: a stormwater bond in the amount of \$73,341.35 be posted prior to the plan being released and a transportation impact fee in the amount of \$58,644 be paid at the time of land use permit application.

The ZO presented the Lois White 1 Lot Final Subdivision Plan, located on Walker Road in the R-1 zoning district. The plan proposes to subdivide a small piece of land with a single-family dwelling from the larger farm property. The plan was reviewed by the Franklin County Planning Commission with no comment. The Sewage Enforcement Officer visited the property and verified the septic system is functioning properly. A non-building waiver was sent to DEP. The Township Planner comments have all been addressed. The ZO reviewed the plan on behalf of the Greene Township Planning Commission and recommends approval. Supervisor Brookens asked if there were prior subdivisions of this property. The ZO responded that this is the first one, so they are claiming the one-time exemption of the recreation impact fee. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the Lois White 1 Lot Final Subdivision Plan as presented.

Supervisor Corwell presented a request from Menno Haven for the Township to sponsor a Local Share Account (LSA) Grant. Supervisor Corwell explained that the Township intends to apply for the same grant. Sponsoring Menno Haven would create competition, so he recommended not sponsoring this round. Supervisor Brookens agreed and added that when the Township agrees to sponsor these grants it puts a burden on the Township to administer them and it is not in the Township's best interest to take on that administrative burden for other entities. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to take no action on Menno Haven's request to sponsor an LSA Grant and authorized Supervisor Corwell to send a letter documenting the reasons why.

The Treasurer presented Township Resolution 2025-13, street light tax adjustments. Street light taxes have not been increased in over thirteen years, and the cost of electricity has increased significantly, creating a deficit for some streets. The new rate for unimproved frontage will be \$0.15/foot on all streets. The rates for improved frontage will range from \$0.46/foot to \$1.53/foot depending on the street. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve Township Resolution 2025-13, street light tax adjustments.

The Solicitor reported that he reviewed the Conditional Use approval letters from the recent hearings. The MDJ hearing for the Sweeney zoning violations is scheduled for October 31. KMT filed a zoning appeal of the ZO's written determination, and that will be heard on November 3. Jaindl submitted a revised plan and traffic signal application forms last week. They appear to be in final form, and the Board may wish to submit a comment letter to PennDOT along with the traffic signal application.

On a motion by Supervisor Corwell, 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 33356 through 33410 and six ACH transactions to be paid from the general fund, check numbers 4059 through 4060 to be paid from the liquid fuels fund and check number 2364 to be paid from the electric light fund.

The Chairman adjourned the meeting at 7:35 pm.

Respectfully submitted,

Secretary/Treasurer