

The Greene Township Board of Supervisors held its regular meeting on Tuesday, October 28, 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 minutes of the regular meeting held October 14, 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 Zoning Officer (ZO) presented a request for review time extension for the Sunset Lot 3, LLC Final Land Development Plan. This is the first extension; the current deadline is November 3, and the applicant is granting an extension through February 3. 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 Sunset Lot 3, LLC Final Land Development Plan to commence November 3, 2025 and run through February 3, 2026.

The ZO presented the Cleveland Brothers Final Land Development Plan for re-approval purposes. Ninety days have passed since the previous approval, so the plan must be re-approved. The applicant has provided the required bond and is ready to record the plan. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to grant re-approval of the Cleveland Brothers Final Land Development Plan with all prior conditions remaining.

The ZO presented a letter of resignation from the Zoning Hearing Board Chairman, Dalton Paul. He recently moved to Menno Haven, which is in the Borough so he cannot serve any longer. The ZO stated that Mr. Paul served the Board well and was Chairman for almost as long as he was on the Board. The Chairman stated that he is sorry to see Dalton go and wishes he and his wife the best. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to accept the resignation from the Zoning Hearing Board Chairman and to provide a letter of appreciation for his years of service.

Supervisor Corwell presented a change order from HRG for the Phillaman Run stream restoration project. Several trees were planted on the water line right-of-way and need to be moved. Supervisor Corwell anticipates this to be the only change order, as the project is almost complete. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the change order from HRG for the Phillaman Run stream restoration project in the amount of \$1,856 as presented.

Supervisor Brookens presented a quote from Brenize Outdoor for landscaping work around the Corker Hill Mansion. The total price is \$11,550 and includes drains, pavers in the rear and landscaping around the front. Supervisor Brookens explained this is the first of two phases. The second phase will take place next year after the HVAC project is complete. Pavers were chosen rather than concrete due to the historical nature of the building. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the proposal from Brenize Outdoor in the amount of \$11,550 as presented.

The Chairman presented a proposal from Eastern Sports Management (ESM) to conduct a feasibility study for a sports facility at the Chambersburg Mall. ESM already did a feasibility of the 120 acres located in the Cumberland Valley Business Park, but since that time the Township has been asked to consider alternate locations. Because most of the information collected from the previous study still applies, this can be done quickly. ESM will provide a comparison between both sites. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote

of 3-0, the Board unanimously voted to approve the proposal from Eastern Sports Management for a feasibility study in the amount of \$5,000 and authorized the Chairman to sign.

Supervisor Corwell presented a request from the Totem Pole Playhouse to sponsor an LSA grant. Kirsten Hubbard and Ryan Gibbs introduced themselves as representatives from the Totem Pole Playhouse. Ms. Hubbard explained that they are applying for grant funding to replace the siding and roof, which is part of a larger campaign to transform the summer theater into three seasons (spring, summer and fall). Representative Rob Kauffman is supportive of the project, and they already have approval from the state since it is on state land. The current roof and siding is approximately fifty years old and leaking. The siding is cedar and the nails are backing out; the plan is to replace it with something that will look similar but weather the storm better. Last year the HVAC system was replaced as part of the overall project. The insulation is poor, so replacing the siding will help and the new roof will have 5 inches of insulation. Ms. Hubbard explained that the overall project includes the roof, siding, HVAC and technology upgrades for a total estimated cost of \$750,000 over three years. They currently bring in around \$22,000 per year, and this campaign could increase that by \$10,000 in one year. The Totem Pole Playhouse is 75 years into a 100-year lease on the state's land and any improvements made to the building go to the state if the lease is not renewed. Ms. Hubbard stated she has done LSA grants before, which will make less work for the Township. In addition, a 2% administration fee will be given to the Township for sponsoring. Supervisor Corwell noted that the Township is also applying for an LSA grant and asked what her thoughts are regarding competition between the Township as an applicant and a sponsor. Mr. Hubbard suggested combining the grants into one package about preserving historic buildings in the township; the application limit is \$1M and the Totem Pole is only asking for \$210,000. The Chairman commented that the Totem Pole is a hidden gem in Franklin County and asked if they had talked to Mike Ross at FCADC. Ms. Hubbard responded they did but they require a \$750 fee plus 2%. Franklin County prefers not to work with local non-profits and refers them to FCADC. The Chairman asked what the deadline is, and Ms. Hubbard responded November 30<sup>th</sup>. Supervisor Corwell explained that the Township works with GMS, and Ms. Hubbard stated they have worked with other municipalities that work with them and are not opposed to partnering up with them. The Chairman stated he would be willing to ask GMS about the possibility of packaging the projects into one application. Since County decided not to work with LSA grants, it is forcing those applicants on to the Township and the Township is not staffed to handle the administration of applications. Because the project is related to preservation of historical buildings, he is willing to ask GMS to package this and the Township project as one. Supervisor Brookens stated he is supportive of the project and the Playhouse, but he suggested tabling the request until GMS can review. Supervisor Corwell agreed. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to table the request from the Totem Pole Playhouse to sponsor an LSA grant to allow time to gather more information on the grant process.

Supervisor Corwell presented a request for a donation from Franklin Fire Company. They provided a quote for \$11,000 to upgrade to Windows 11 and replace computers, some of which are fourteen years old. They have also contacted Hamilton Township, and the hope is to obtain \$5,000 from each. Supervisor Brookens asked if that amount is still left in the budget, and Supervisor Corwell responded yes. The Chairman stated he would support the donation but suggested they plan further ahead in the future. Supervisor Corwell stated he suggested to them that they do as the Township does and replace one or two computers each year. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to donate \$5,000 to the Franklin Fire Company for computer upgrades.

Supervisor Corwell presented Township Resolution 2025-14, expressing the Township's intent to apply for an LSA grant for the Corker Hill HVAC project. The house currently has a boiler system, and the radiators are leaking onto the floor that was just refinished. A quote for two HVAC units (one up and one down stairs) was \$136,666. Adding air conditioning will help preserve the floors and paint that was just recently done. 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 2025-14, expressing the Township's intent to apply for an LSA grant for the Corker Hill HVAC project.

The Solicitor reported that Mr. Sweeny has until October 31<sup>st</sup> to notify the court if he intends to defend the charges and to date has not done so. The Solicitor stated he will be present at the Zoning Hearing Board hearing

regarding the KMT variance request. He also reported that Jaindl has returned all plan documents, and they are hoping to be on the next meeting agenda.

On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve and authorize the payment of invoices as follows: check numbers 33425 through 33445 and three ACH transactions to be paid from the general fund, check numbers 4061 through 4065 to be paid from the liquid fuels fund and check number 2366 to be paid from the electric light fund.

The Chairman adjourned the meeting at 12:41 pm.

Respectfully submitted,

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Secretary/Treasurer