

The Greene Township Board of Supervisors held its regular meeting on Wednesday, November 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, 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 October 28, 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 the Monthly Zoning Report for October 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 Final Land Development Plan. This is the first extension; the current deadline is November 20, and the applicant is granting an extension through February 20. 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 United Utility Final Land Development Plan to commence November 20, 2025 and run through February 20, 2026.

The ZO presented a request for review time extension for the Greene Acres Phase 2 Final Subdivision Plan. The current deadline is November 13, and the applicant is granting an extension through February 13. 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 Greene Acres Phase 2 Final Subdivision Plan to commence November 13, 2025 and run through February 13, 2026.

The ZO presented a request for waiver of Greene Township Code 85-39.H(3), two or more means of access, for the proposed Brookfield & Kent 5 Lot Subdivision located off Westview Road and bounded by Woodstock Road. The property is in the Oak Hill Village Subdivision, which predates the zoning ordinance by many years. The original plan proposed construction of a through street from Woodstock Road to Middour Avenue, but a portion of the plan was never developed. A new sketch plan proposes subdivision of 5 lots with access coming off Woodstock Road. The ZO met with the surveyor and explained the Code requires two or more means of access for those five lots. The difficulty with this property is that Westview Road already has five properties accessing it and it is a dead-end street. This sketch plan proposes a private right of way off Woodstock Road that meets the dead end of Westview Road. One of the lots has frontage on Woodstock Road, and the ZO noted that previous requests have been gracious and not counted lots if they have frontage on another road. Supervisor Brookens asked what is preventing the applicant from extending Westview Road and looping it out to Woodstock Road. Lee Royer (R. Lee Royer) stated his understanding was that the Township did not want any more properties accessing from Westview Road. Supervisor Brookens explained the issue is that Westview is a dead-end street, but if it was extended it would meet the two means of access requirement, and the waiver would not be needed. Mr. Royer responded he had no issues with looping the road but misunderstood what he was told by the ZO. He added that he might need a waiver of road standards regarding turning radius to make that loop work due to the tight space. Supervisor Brookens responded that would be an appropriate request for the Board to consider. Mr. Royer withdrew his request, as it is not needed. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to take no action on the request for waiver of Greene Township Code 85-39.H(3), two or more means of access, for the proposed Brookfield & Kent 5 Lot Subdivision.

The ZO presented the Jaindl Final Land Development Plan located on Philadelphia Avenue in the Transitional Commercial (TC) and Highway Commercial (HC) zoning districts. Originally submitted in 2020, this plan has undergone extensive review. The Franklin County Planning Commission reviewed the plan with no comments. Greene

Township Municipal Authority reviewed and approved the plan on December 16, 2024. The sewer bond through the Greene Township Municipal Authority is set at \$125,000. The sewage planning module was approved by the Pennsylvania Department of Environmental Protection (DEP) on January 25, 2024. Guilford Water Authority approved the plan on November 26, 2024, with a bond amount of \$326,700. PennDOT is reviewing the Highway Occupancy Permit. The NPDES permit was issued on September 13, 2024. The stormwater bond is set at \$3,892,842.97. The Greene Township Planning Commission reviewed the plan on March 10, 2025, and recommended approval contingent upon the satisfaction of the Planner and Engineers comments, the resolution of the placement of the traffic signal apparatus and the completion of the Operation & Maintenance Agreement for the traffic signals and stormwater management. The Board granted waivers for driveway radius and sidewalk location in May 2024. The property is located in transportation service area 4 and will generate forty-six new peak hour trips for a total transportation impact fee of \$231,848.00. The plan proposes construction of a 987,500 square foot logistics center, which is a non-conforming use in the TC zoning district. Scott Bert, Herbert, Rowland, & Grubic (HRG) advised the only outstanding items are comments from PennDOT as well as a few engineering comments to be addressed. The Township Planner's comments have been addressed except for the one regarding PennDOT's comments, and that is in the works. The Township Engineer recommended showing more detail on page eleven of the plan, including provisions for the signal agreement, and providing a blowup of the actual signal plan. The Engineer added that the monitoring agreement for stormwater facilities was vague and should provide more detail regarding the various components. In addition, there is a provision for two-year inspection intervals and that should be done more frequently, such as bi-annually or annually at a minimum. Mr. Bert noted that NPDES permits require basins to be inspected after rainfall to ensure they are functioning properly. That operation and maintenance component references back to the plan, which does show all those details. The Engineer asked if they could include those details in the agreement and make the inspection interval more reasonable than two years. Mr. Bert stated the agreement needs reviewed by Solicitor. The Solicitor advised if the Board is inclined, they could approve the plan subject to the spray irrigation operation & maintenance agreement being finalized. Mr. Bert confirmed they have no problem with the plan being approved with the condition that those comments are addressed. Charlie Suhr introduced himself as the attorney for KMT Acquisitions, which is the company under contract to purchase the site. He stated his client is agreeable to more frequent inspections. The Engineer added that he has been concerned since day one about the spray irrigation system, as it is not something that is common in Franklin County or Greene Township. Supervisor Corwell asked about the intended use of the logistics center. Mr. Suhr responded that they do not have a tenant lined up right now, but they intend on the same use as Jaindl, which is warehousing. The Chairman advised Mr. Suhr of the Zoning Officer's letter dated August 27, 2024 that included his determination regarding the use of the property as non-conforming. The Solicitor noted the Board's concern that the building remains unoccupied until the traffic signal is in use. Mr. Suhr requested that tenant fit out be permitted as part of construction (i.e. shelving installation, etc). However, there would be no traffic coming to and from. The Solicitor stated the spray irrigation system can be solved by agreeing to terms of the Engineer's letter, but an additional agreement for ponds, stormwater, etc. would be needed. The Chairman asked if the maintenance of the stormwater pipe along the Route 11 right-of-way is included in the Operation and Maintenance Agreement or if it only includes piping onsite. Mr. Suhr confirmed it is included. Supervisor Brookens noted typically the maintenance of items in PennDOT's right-of-way gets passed onto the Township, so the Board wants to ensure that does not happen here. The Solicitor pointed out that in the traffic signal agreement there is specific paragraph (page 4, item 3) stating the Township assigns those duties and obligations to the developer. The Chairman noted the sewage planning module was approved by DEP, but the Greene Township Municipal Authority has not yet issued an approval letter. Mr. Suhr stated he received a letter of approval from Dwayne Delgrande. Supervisor Corwell asked if there would be a turning lane on Route 11 and Mr. Burt replied there would be. Supervisor Brookens asked about the status of PennDOT's traffic signal review. The Solicitor responded that the application has not been submitted yet because the agreement needs signed by the Township. Once PennDOT receives the application and begins reviewing it, the Board will have an opportunity to provide comments. Mr. Bert added that the Highway Occupancy Permit has been back and forth numerous times, but the traffic signal plan itself is held up until the agreement is signed. The Solicitor suggested if the Board is inclined, they could approve the plan with a list of conditions agreeable to the applicant. Those conditions were discussed, and a motion was made. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted

to approve the Jaindl Final Land Development Plan with the following conditions: 1) Bond shall be posted in the amount of \$3,892,842.97 with Greene Township for stormwater improvements shown on the plan. 2) Bond shall be posted in the amount of \$125,000 with Greene Township Municipal Authority for public sewer improvements shown on the plan. 3) Bond shall be posted in the amount of \$326,700 with Guilford Water Authority for public water improvements shown on the plan. 4) The traffic signal agreement be finalized and approved. 5) The plan shall not be released for recording until PennDOT issuance of Highway Occupancy / Traffic Signal Permit(s) for improvements required by the plan. 6) The operation and maintenance agreement for the stormwater spray field system be finalized, addressing comments of the Township Engineer letter dated November 6, 2025. 7) The operation and maintenance agreement for the general stormwater system be finalized. 8) The comments of the Township Planner (Tim Cormany) dated October 17, 2025 be addressed. 9) A transportation improvements impact fee in the amount of \$231,848 must be paid upon submission of the Land Use Permit Application.

The ZO presented proposed Resolution 2025-15, sewer extension/tap in for Sheetz located at the former Rite Aid site in Fayetteville. The plan proposes a 5,000 square foot Sheetz at the intersection of RT30 and Mont Alto Road. The projected flow is 9 EDUs. 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 2025-15, sewer extension/tap in for Sheetz as presented.

The Engineer presented a stormwater bond release request for the CVBP Parcel 3-89-20. The plan was for a rebar manufacturing facility located on Opportunity Avenue. The stormwater was completed last spring. The Engineer met with the Franklin County Conservation District and the contractor; all facilities are operational and working. The Engineer recommends releasing the full bond. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the stormwater bond release request for the CVBP Parcel 3-89-20 in the amount of \$156,505.32 as presented.

The Engineer presented a stormwater bond release request for the Freedom in Christ Church located on Sycamore Grove Road. The Board recently released the majority of the bond, but \$500 was retained until grass grew, which has occurred. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the stormwater bond release request for the Freedom in Christ Church in the amount of \$500.00 as presented.

The Engineer presented a stormwater bond release request for BBI Properties, a warehouse/office building located behind the tattoo parlor on Philadelphia Avenue. The building is complete, site work is graded out and the rain garden is constructed out front with storm drains directed into it. The Engineer has inspected the site various times over the last six months and verified it is functioning properly. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the stormwater bond release request for BBI Properties in the amount of \$11,240.35 as presented.

The Chairman noted at the last meeting the Board tabled a request to sponsor an LSA grant application for the Totem Pole Playhouse. Supervisor Corwell stated he spoke with GMS and they recommend the Township sponsor the grant but do not apply jointly. Supervisor Corwell spoke with Kirsten Hubbard, and she sent an updated proposal in the amount of \$212,300, which includes prevailing wage. Supervisor Corwell noted the Township has sponsored two other LSA grants in the past. Supervisor Brookens inquired about the 2% administration fee, and Supervisor Corwell explained that it will be withdrawn from the total grant amount of \$212,300. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to sponsor an LSA grant application for the Totem Pole Playhouse with condition that they pay the application fee with the grant application.

The Chairman presented Township Resolution 2025-16, expressing the Township's intent to sponsor the LSA grant application for the Totem Pole Playhouse, which is needed to accompany the grant application. 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 2025-16, expressing the Township's intent to sponsor the LSA grant application for the Totem Pole Playhouse, as presented.

Supervisor Corwell presented a request from Fayetteville Volunteer Fire Department (FVFD) for a donation towards the purchase of a Stryker stretcher. A similar request was received in January, and the Board donated \$10,000. Those funds were used for the new ambulance instead, which Supervisor Corwell said was approved. A quote was provided with a letter stating the stretcher costs \$34,365.30 and installation is approximately \$2,400.00. Supervisor Corwell noted there is approximately \$20,000 remaining in the EMS budget. The Chairman expressed his displeasure that the original donation was not put towards the stretcher. He stated he will agree to donating \$10,000 again but with condition that if the money is not spent on the Stryker it will be returned to the Township. Supervisor Brookens agreed with the Chairman and suggested releasing the donation as a reimbursement rather than providing it now. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to donate \$10,000 towards the purchase of a Stryker stretcher in the form of reimbursement after the purchase is made.

The Chairman presented a retirement letter from the Township Engineer, Greg Lambert. Mr. Lambert expressed how special Greene Township has been to him. When he relocated to the area, Greene Township was the first municipality he worked with. After working with over 40 municipalities throughout his career, it is fitting to be ending his career alongside Greene Township. The Chairman stated there is not enough time to express his gratitude for all he has done. Supervisor Corwell added it has been great working with him. Supervisor Brookens voiced it is bittersweet and that Greg is a direct reason the Board is in a good place. He thanked him and wished him luck in the future. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to accept the Township Engineer's notification of retirement.

The Chairman reviewed the 2026 proposed budget, noting this is the 44th year the Township has had no property taxes. The largest sources of revenue for 2026 are earned income, grant reimbursements, landfill fees and realty transfers. The largest projects for next year are the signalization of exit 17 and the extension of Fifth Avenue. No line item has changed significantly from prior years. All services will continue to be provided as expected, such as leaf and brush pickup, road maintenance/improvements and park maintenance/improvements. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the proposed 2026 Township budget as presented.

The Solicitor had no comments.

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 33459 through 33485 and eleven ACH transactions to be paid from the general fund, check numbers 4066 through 4067 to be paid from the liquid fuels fund and check number 2367 to be paid from the electric light fund.

The Chairman adjourned the meeting at 8:35 pm.

Respectfully submitted,

Secretary/Treasurer