

The Greene Township Board of Supervisors held its regular meeting on Tuesday, February 10, 2026 at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202.

Present: Todd Burns and Shawn Corwell, Supervisors; Kurt Williams, Solicitor; Daniel Bachman, Zoning Officer; Gina Griffith, Secretary.

Absent: Travis Brookens, Supervisor.

The Chairman called the meeting to order at 7:00 pm and advised that the meeting was being recorded for accuracy purposes.

The minutes of the regular meeting held January 27, 2026 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 January 2026. The report shall stand approved as presented and become part of the official record.

Supervisor Corwell presented the consideration of a donation to the Fayetteville Volunteer Fire Company toward the purchase of a new fire truck. He explained that although the Township had previously discussed a potential donation for an earlier truck purchase, that truck was funded through grants. The Fire Company now has the opportunity to purchase an additional truck from Seagrave Fire Apparatus at a discounted price and is requesting financial assistance from the Township. The purchase price of the truck is \$1,284,320.00, with a discount of \$13,014.00 if payment is made in advance. The Chairman noted that the funds have been budgeted for this purpose. On a motion by Supervisor Corwell, seconded by Supervisor Burns, and by a vote of 2-0, the Board voted to provide a \$500,000.00 donation to the Fayetteville Volunteer Fire Company toward the purchase of a new fire truck from Seagrave Fire Apparatus, with payment to be made directly to Seagrave.

The Chairman presented a proposal from APEX Valuation to appraise the mall property and outlying parcels in Scotland. APEX is a commercial real estate appraisal consulting company and this ties into the feasibility study being conducted on the mall property in coordination with Eastern Sports Management and other consultants. As part of that study, the Township determined that obtaining a formal appraisal would ensure the consultants are working with actual appraisal numbers for the report being provided to the Township. The proposed cost is \$6,500.00, with an estimated 45-day turnaround. On a motion by Supervisor Corwell, seconded by Supervisor Burns, and by a vote of 2-0, the Board voted to approve the APEX Valuation proposal for the mall property in the amount of \$6,500.00.

The Chairman presented for consideration the authorization to execute the extension letters for grant periods 2019, 2021, and 2022 for the North Chambersburg Improvements Project, Phase II. The Township has been working on this project for approximately ten years and has applied for CFA funding since 2019, receiving awards in 2019, 2021, and 2022. The Township was recently awarded additional funding in the 2025 state CFA MTF round, which closes the funding gap that has existed for the project. The Township must now provide a project update to the Pennsylvania Department of Community and Economic Development (DCED) and request an additional extension for each of the three grant awards. On a motion by Supervisor Corwell, seconded by Supervisor Burns, and by a vote of 2-0, the Board voted to authorize and execute the extension letters for the CFA MTF awards for the North Chambersburg Improvements Project, Phase II for 2019, 2021, and 2022 as presented.

The Chairman presented for consideration a Letter of Authority to F&M Trust authorizing the opening of accounts and the transfer of funds. F&M Trust was appointed as a bank of holdings by the Township at the Regular Reorganization Meeting held on January 5, 2026. The proposed letter authorizes F&M Trust to open additional accounts and to transfer funds from other banking institutions to F&M Trust. On a motion by Supervisor Corwell, seconded by Supervisor Burns,

and by a vote of 2-0, the Board voted to authorize signature of the Letter of Authority to F&M Trust to open accounts and transfer funds as presented.

The Zoning Officer presented for consideration a review time extension for the Greene Acres Phase 2 Subdivision. Phase I was approved by the Board in June 2025. The Zoning Officer has been working with the project engineer to finalize the bond amount with Guilford Water, and the bond amount with the Greene Township Municipal Authority is still being established. The Municipal Authority approved the plan subject to the establishment of the required bond. The current review deadline is February 13, 2026, and the requested extension is through May 13, 2026. On a motion by Supervisor Corwell, seconded by Supervisor Burns, and by a vote of 2-0, the Board granted the review time extension for the Greene Acres Phase 2 Subdivision through May 13, 2026.

The Zoning Officer presented the 1-Lot Final Subdivision Plan for Tri-State Homes located on Route 997 in the Medium Density (R-2) Zoning District. The plan proposes subdivision of an existing parcel for a duplex dwelling. The Franklin County Planning Office reviewed the plan and offered no comments; the Greene Township Municipal Authority offered no comments; Guilford Water Authority approved the plan; the Franklin County Conservation District deemed the Erosion and Sedimentation Control Plan adequate; the proposal includes two (2) driveways onto Black Gap Road and is subject to PennDOT Highway Occupancy Permits; the Engineer and Planner comments were included in the meeting packets; the project is located in Transportation Service Area 2. The Transportation Impact Fee is \$2,532.00, and the Recreation Impact Fee is \$1,500.00. On a motion by Supervisor Corwell, seconded by Supervisor Burns, and by a vote of 2-0, the Board voted to approve the 1-Lot Final Subdivision Plan for Tri-State Homes with the condition that the Transportation Impact Fee of \$2,532.00 be paid at the time of Land Use Permit application, the Recreation Impact Fee be paid in the amount of \$1,500.00, and the approval will be subject to the PennDOT Highway Occupancy Permit approval for the driveway access.

The Solicitor reminded the Board of an upcoming phone call next week regarding the potential traffic signal associated with the Jandl Warehouse project.

Discussion was held regarding a potential ordinance regulating data centers. The Solicitor stated that he has obtained several data center ordinances from other municipalities for reference. The Zoning Officer noted that Martin & Martin provided a sample ordinance prepared for Southampton Township. The Chairman directed the Zoning Officer to forward that ordinance to the Solicitor for review.

Corporal Jacob Brown Schields of the Pennsylvania State Police (PSP) introduced himself and asked if the Township had any issues or concerns that the PSP could address. He also provided information to the Board regarding PSP's Community Access to Information Dashboard (CAID), which allows municipalities to access enforcement statistics and other compiled data specific to their community. The Chairman stated that most complaints received from residents relate to speeding on Township roads. The Chairman also inquired about any ongoing issues at the mall property, and Corporal Schields stated that he did not have specific statistics available at that time but advised that PSP continues its enforcement efforts within the Township. Corporal Schields thanked the Board for its time.

On a motion by Supervisor Corwell, seconded by Supervisor Burns, and by a vote of 2-0, the Board voted to approve and authorize the payment of invoices as follows: check numbers 33662 through 33698 and five ACH transactions to be paid from the general fund, check number 4081 to be paid from the liquid fuels fund and check number 2374 to be paid from the electric light fund.

The Chairman adjourned the meeting at 7:30 pm.

Respectfully submitted,

Secretary