

The Greene Township Board of Supervisors held its regular meeting on Tuesday, April 14, 2026, at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202.

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

The Chairman called the meeting to order at 7:00 p.m., noted that the meeting was being recorded, welcomed visitors, and requested that they sign in for the record.

The minutes of the regular meeting held on March 24, 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 Chairman announced the opening of sealed bids for micro-surfacing of various Township roads. One bid was received from Russell Standard Corporation. The pricing is as follows: (1) bituminous seal coat at \$1.97 per square yard for Orchard Road, Letterkenny Road West, Cornertown Road, Sycamore Grove Road, and Fox Hill Drive; and (2) slurry seal, to be applied at a later date, at \$3.75 per square yard. The total cost for Orchard Road is \$59,059.00; for Letterkenny Road West, \$90,604.00; for Cornertown Road, \$72,483.00; for Sycamore Grove Road, \$124,026.76; and for Fox Hill Drive, \$43,489.16. The total bid for all roads is \$389,663.56. He stated that the prices per square yard are very similar to those from last year. Supervisor Brookens suggested tabling the award until the next meeting. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board voted unanimously to table the awarding of the sealed bids for micro-surfacing on various Township roads until the April 28, 2026, meeting at noon.

The Chairman presented for consideration the advertisement of bids for Cold In-Place Recycling (CIPR) for a portion of White Church Road. This method differs from the micro-surfacing bids recently received for various Township roads, as it involves recycling the bituminous material that is currently in place on those roads. Due to its length, White Church Road has been a multi-year project, with approximately one-third of it completed last year. The next phase will extend to Henry Road, or slightly beyond. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and carried unanimously (3-0), the Board authorized the advertisement for and receipt of sealed bids for CIPR work on a portion of White Church Road. Bids are to be received no later than 3:00 p.m., prevailing time, on May 12, 2026, and will be opened at the regularly scheduled meeting at 7:00 p.m. that evening.

The Chairman presented the Franklin County Local Bridge Inspection Program for the years 2026–2030. He explained that the Township currently participates in Franklin County’s annual inspection program and has received a proposed contract covering these years. Franklin County administers a countywide program, coordinated through HRG, which includes all municipalities with bridges. The bridges scheduled for inspection this year include Rocky Spring Road, Nyesville Road, and Pine Mountain Drive. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board authorized approval of the Franklin County Local Bridge Inspection Program for the 2026–2030 term, as presented.

Supervisor Corwell presented the Fire Department box card review. He explained that, since 2021, he has requested that the box cards be standardized throughout the Township to ensure that all companies run the same amount of equipment, and that this has now been achieved. He noted that the next phase will involve a review of the rescue box cards, with discussions anticipated to begin on May 5. He further noted that Greene Township is the first municipality to implement such standardization and is hopeful that it will be adopted countywide moving forward. Supervisor Brookens stated that Supervisor Corwell should be commended for undertaking this effort and expressed hope that it will become a countywide standard. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board voted unanimously to approve the Fire Department box card revisions as presented.

Supervisor Corwell presented the MS4 update. He explained that the program is a state requirement to help maintain clean waterways throughout the county, requiring municipalities to implement measures to reduce sediment and improve water quality. He reported that the Phillaman Run project has been completed, including stream cleaning and vegetation restoration. The Township is currently working through the grant reimbursement process with the state. The next proposed project may be from Route 997 through Township property and down to the stream. Supervisor Corwell noted that the Township must complete a certain number of projects to meet sediment reduction requirements. He also reported that the Township received notification from DEP that it is scheduled for an MS4 audit, which will need to be arranged.

Supervisor Corwell presented a letter to the PA Liquor Control Board acknowledging the Fayetteville Volunteer Fire Department's gun drawing on May 16, 2026, where they plan to serve alcohol. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the letter of acknowledgment to the PA Liquor Control Board for Fayetteville Volunteer Fire Department's fundraising event on May 16, 2026.

Supervisor Corwell presented proposed changes to the Employee Handbook. The revisions were made with the assistance of Smith Elliott Kearns Human Resources Department to ensure the Township remains compliant with current state and federal laws. The last update to the handbook was completed in 2017. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the changes to the Employee Handbook as presented.

The Zoning Officer (ZO) presented the Monthly Zoning Report for March 2026. The report shall stand approved as presented and become part of the official record.

The Zoning Officer presented the 1 Lot Final Land Development Plan for PA Southern, located in the Heavy Industrial (HI) Zoning District off Coffee Avenue. The applicant is proposing a rail-served logistics center, which is a conditional use in the Heavy Industrial District. The Board of Supervisors held a public hearing on this request on September 23, 2025, and granted approval. The proposed building will measure 340 feet by 600 feet. A sidewalk waiver was previously granted with the condition that sidewalks may be required in the future but are not required to be constructed at this time. A waiver was also granted for the maximum driveway radius; the Township Ordinance requires a maximum of 25 feet, and a radius of 35 feet was approved by the Board. The project will be served by York Water, and copies of the plan have been provided. Sewage planning was previously approved by PADEP. The Franklin County General Authority has approved the plan, and an NPDES permit has been issued by the Franklin County Conservation District. The Greene Township Planning Commission recommended approval of the plan. The project is located in Traffic Service Area 1, and the Traffic Engineer estimated that the project will generate 55 new peak-hour trips, resulting in a Traffic Impact Fee of \$151,470.00. The Township Engineer established a stormwater bond in the amount of \$545,115.70. The comments of the Planner and Engineer were included in the meeting packets and have been addressed. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board voted unanimously to approve the 1 Lot Final Land Development Plan for PA Southern Railway, with the condition that the stormwater bond in the amount of \$545,115.70 be posted prior to plan release, and that the Traffic Impact Fee of \$151,470.00 be paid at the time of issuance of the Land Use Permit.

The Zoning Officer presented the 2 Lot Final Subdivision/Lot Addition Plan for the Traister/Miller properties, located off Cumberland Highway in the village of Culbertson. The proposal involves adjacent properties and consists of a property exchange. Portion 1A is to be subdivided and conveyed as a lot addition to the adjacent Traister property, and the front portion of the Traister property is to be subdivided and conveyed as a lot addition to the adjacent Miller property. The non-building waivers have been submitted to PADEP. The Planner's comments were included in the meeting packets for review and have been addressed. The Zoning Officer noted that this is a straightforward plan involving a land swap and recommended approval as presented. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board voted unanimously to approve the Traister/Miller 2 Lot Final Subdivision/Lot Addition Plan as presented.

The Zoning Officer presented the 1 Lot Final Subdivision for the Sharon Wingerd property located off Black Gap Road. The plan currently shows three dwellings on a single parcel and proposes subdividing two existing dwellings from the Wingerd property. A copy of the plan was provided to the Greene Township Municipal Authority, which had no comments. The non-building waiver was submitted to PADEP, and the Guilford Water Authority approved the plan. The Planner's comments are included in the packets for review. The Zoning Officer recommends approval of the plan as presented. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to approve the 1 Lot Final Subdivision Plan for Sharon Wingerd with condition that a maintenance and access agreement, as well as a utility easement for the property be recorded separately but simultaneously, to the satisfaction of the Solicitor prior to release of the plan.

The Solicitor had no comments.

On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board voted to approve and authorize the payment of invoices as follows: check numbers 1108 through 1143 and six ACH transactions to be paid from the General Fund, and check number 1005 to be paid from the Electric Light Fund.

The Chairman adjourned the meeting at 7:48 pm.

Respectfully submitted,

Secretary