

The Greene Township Board of Supervisors held its regular meeting on Tuesday, June 23, 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; Dan Bachman, Zoning Officer; and Gina Griffith, Secretary.

The Chairman called the meeting to order at 12:00 p.m., welcomed visitors, asked them to sign in, and announced that the meeting was being recorded for accuracy purposes.

The minutes of the regular meeting held June 9, 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 presented the authorization to advertise for sealed bids for striping and marking, #2 fuel oil, and low-sulfur diesel. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board approved advertising for the receipt of sealed bids for striping and marking, #2 fuel oil, and low-sulfur diesel. Bids shall be received no later than 3:00 p.m. on July 27, 2026, and shall be opened at the regular meeting on July 28, 2026, at 12:00 p.m. at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202.

Supervisor Corwell presented Payment Application No. 1 for the Walker and Kohler Road Signal Installation Project, part of the North Chambersburg Improvement Project. He reported that the project is approximately one month ahead of schedule and that signal installation is nearing completion. The payment application was reviewed by GMS Funding Solutions and HRG Engineering, both of which recommended payment. He noted that minor revisions to the work classification language in the application are required for grant compliance and that Herr Traffic and JVI are working with GMS Funding Solutions to make the necessary corrections. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board authorized payment of Application No. 1 for the Walker and Kohler Road Signal Installation Project in the amount of \$521,640.49 to JVI, conditioned upon correction of the work classification language in the payment application.

The Chairman presented information regarding refunds for overpayment of streetlight taxes. A copy of the request is included in the Board packets. The information was provided by Greene Township Tax Collector Lindsay Loney who advised that incorrect assessment amounts were entered into the County's system, resulting in overpayments of streetlight taxes. For the property located at 5772 Cumberland Highway, owned by Debra Davis, \$1,663.27 was paid when the correct amount due was \$683.28, resulting in an overpayment of \$979.99. For the property located at 5439 Cumberland Highway, \$12,344.06 was paid when the correct amount due was \$468.81, resulting in an overpayment of \$11,875.25. Ms. Loney confirmed that the correct information has been submitted to the County. Letters notifying the affected taxpayers of the correction and overpayment will be sent to those affected. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board approved the refunds for the overpayment of streetlight taxes as presented.

Supervisor Corwell presented a request for a donation to the Franklin County Public Safety Training Center. He reported that he recently met with representatives of the Training Center regarding improvements to the facility access road. The Center recently constructed a second gravel access lane to improve traffic flow and roadway width and is seeking contributions from municipalities to assist with the cost of applying a cape seal to the roadway. Greene Township was asked to consider a donation of \$8,000 toward the project. Supervisor Brookens inquired about the total project cost, and Supervisor Corwell

stated that he did not have that information but noted that smaller municipalities were being asked to contribute lesser amounts. The Chairman expressed support for considering a donation but requested additional information, including a breakdown of the total project costs, and the amount requested from each municipality. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board voted to table the donation to the Franklin County Public Safety Training Center until the next Board of Supervisors meeting to obtain more information on that project.

The Chairman presented the consideration of Escrow Account refunds. He explained that six projects within the Township had been completed, some dating back to 2020, and were awaiting the release of remaining escrow funds. The retained funds may have been held back for purposes such as inspections. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board voted to authorize the Escrow Account refunds for the projects identified in the report submitted by the Township Zoning Officer and Township Treasurer.

Supervisor Corwell presented the Corporate Authorization Resolution to update the authorized personnel on the Township investment accounts. He noted that a Resolution provided by F&M Trust was included in the Board packets. He explained that the Township recently moved its accounts to F&M Trust and that the Resolution authorizes designated signers to transfer or withdraw investment funds from the accounts. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board voted to adopt Resolution No. 10-2026, updating the authorized personnel for the Township investment accounts.

The Zoning Officer presented for consideration a review time extension for the Woodland Supply Final Land Development Plan located off Sunset Pike. The Board received correspondence from Lance Kegerreis of Dennis Black Engineering requesting the extension. This is the second extension for the project. The current deadline is July 5, 2026, and the applicant is requesting an extension through October 5, 2026. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board voted to grant the review time extension for the Woodland Supply Final Land Development Plan, extending the deadline to October 5, 2026, as presented

The Zoning Officer presented a request for a waiver from Greene Township Code § 85-51.A (sidewalk construction requirement) for the Asphalt Solutions Final Land Development Plan located off Lincoln Way East in Fayetteville. The property is located in the HC (Highway Commercial) Zoning District and involves an existing building acquired by Asphalt Solutions for use in its paving operations. The applicant requested a waiver from the sidewalk construction requirement, noting that no sidewalks currently exist on either adjoining property. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board voted to grant the waiver request from Township Code § 85-51.A, the requirement to install sidewalks, for the Asphalt Solutions Final Land Development Plan with condition that the sidewalks be shown on the plan and that a note be included stating that, should the Township determine sidewalks are required in the future, they shall be constructed at the property owner's expense.

The Zoning Officer presented a request for a waiver from Greene Township Code § 85-51.A (sidewalk construction requirement) for the Grace Land Holdings Final Land Development Plan located at the intersection of Sunset Boulevard East and Philadelphia Avenue. The project is located in the HC (Highway Commercial) Zoning District and proposes construction of a repair garage and accompanying parking. The applicant requested a waiver from the sidewalk construction requirement, noting that no sidewalks currently exist on either adjoining property. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board voted to grant the waiver request from Township Code § 85-51.A, the requirement to install sidewalks, for the Grace Land Holdings Final Land Development Plan with condition that the sidewalks be shown on the plan and that a note be included stating

that, should the Township determine sidewalks are required in the future, they shall be constructed at the property owner's expense.

The Zoning Officer presented a request for a waiver from Greene Township Code § 85-40.2.C (lighting requirement) for the Sheetz Final Land Development Plan located at the intersection of Mt. Alto Road and U.S. Route 30. The project is located in the HC (Highway Commercial) Zoning District. The applicant requested a waiver from the lighting requirement, which restricts how much light can leave a site to one-half foot-candle. He explained that there are areas on the site where the light encroachment exceeds the one-half foot-candle permitted by the Ordinance. The applicant's engineer, Mr. Joshua Weidler of BL Companies, addressed the Board and stated that the primary areas of concern are the entrances along Route 30, the corner of Mt. Alto Road, and the shared access with the apartment complex. He stated that those locations experience sidewalk, vehicular, and pedestrian traffic and that the applicant wants to ensure adequate lighting is provided in those areas for safety purposes. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board voted to grant the waiver request from Township Code § 85-40.2.C, lighting requirements, for the Sheetz Final Land Development Plan as presented.

The Township Solicitor addressed the Board regarding a proposed off-site stormwater maintenance agreement associated with the Sheetz development required as part of the PennDOT application process. He noted that he reviewed the proposed agreement and discussed the revisions with counsel for Sheetz. The proposed revisions place primary responsibility for the maintenance of the off-site stormwater facilities on Sheetz. If the required maintenance is not performed, the Township would have the authority to complete the work and seek reimbursement from Sheetz, including the ability to place a lien on the property if necessary, along with applicable administrative charges. The Solicitor further advised that the proposed agreement would be reviewed by the Board at the next meeting.

The Zoning Officer presented the Chambersburg Area School District Sketch Plan. The property consists of approximately 77 acres and is located in three (3) zoning districts: R-1 (Low Density Residential), R-2 (Medium Density Residential), and HC (Highway Commercial). The sketch plan was previously presented to the Greene Township Planning Commission in May. Mr. Aaron Moyer, engineer with KCI Technologies, introduced himself and reviewed the overall site layout, explaining that the proposed development consists of a new school campus including one elementary school designed to accommodate approximately 500 students and one intermediate school designed to accommodate approximately 2,700 students. The campus is proposed to have three separate access points: two entrances from Route 11, one of which is anticipated to include a traffic signal, and one entrance from Route 997, which is currently proposed as a roundabout. Mr. Moyer stated that the design remains preliminary and has not yet been approved by PennDOT. Because of the anticipated traffic generation, there will likely be two (2) off-site traffic improvements not shown on the plan. The first is at the five-way intersection outside of Letterkenny, where it is anticipated that turn lanes will need to be installed. The second is along Route 997 at the intersection with Scotland Main Street, where it is anticipated that PennDOT will require the installation of a traffic signal. Mr. Moyer also explained that the plan includes stormwater management facilities in three separate areas throughout the site and does not anticipate an increase in stormwater runoff to neighboring properties. Resident Jere Horst expressed concern regarding potential traffic impacts. He noted that, while traffic issues would be addressed through PennDOT, he believes the proposed roundabout will slow traffic in the immediate area. However, he expressed concern that congestion could become problematic beyond the roundabout due to the combined effects of Letterkenny traffic and school traffic. Mr. Vernon Horst, whose property will be affected by the proposed roundabout, requested to be included in any future discussions regarding the project. Mr. Moyer indicated that he would be included. Mr. Moyer thanked the Board for its time and stated that the project team looks forward to returning with a formal submission in the coming months.

The Solicitor reported that Mr. Kunkleman withdrew his appeal of the Zoning Officer's determination to the Zoning Hearing Board. He further reported that the Township was successful in defending Mr. Kunkleman's appeal to the Office of Open Records, and the appeal was dismissed.

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 1276 through 1300 and six ACH transactions to be paid from the general fund, check numbers 1012 through 1015 to be paid from the liquid fuels fund, and check number 1010 to be paid from the electric light fund.

The Chairman adjourned the meeting at 12:56 pm.

Respectfully submitted,

Secretary