

The Greene Township Board of Supervisors held its regular meeting on Tuesday, July 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., welcomed visitors, and noted that the meeting was being recorded for accuracy purposes.

The minutes of the regular meeting held on June 23, 2026, were approved as presented and became part of the official record.

The Chairman opened the floor for public comment. Bryce Summers, 563 Nicklas Drive, expressed concerns regarding changes made by the Fayetteville Fire Department to emergency response box cards effective June 1. He stated that the revisions altered the order of responding fire companies in his area and removed or delayed responses from departments he believes are among the closest to his residence. Mr. Summers, who identified himself as a firefighter with the Chambersburg fire Department, expressed concern that the changes could increase emergency response times, and referenced recent fire incidents in which Chambersburg units arrived before Fayetteville units. He stated his belief that the box card revisions were made in response to those incidents and expressed concern that the changes were politically motivated rather than based on operational needs. He also stated that he had learned a ladder truck had been prioritized ahead of the engine on certain response assignments and questioned that decision, particularly given current challenges facing volunteer fire departments. The Chairman thanked Mr. Summers for his comments and for bringing his concerns to the Board's attention. Supervisor Corwell stated that he had recently received information regarding the ladder truck assignment and had spoken with Chief Ulrich concerning the box card changes. He advised that Chief Ulrich is scheduled to attend the Chiefs' meeting in September to review the box cards and provide response statistics. Supervisor Corwell stated that the concerns had been recognized and would be addressed at that meeting, although he could not predict the outcome. He thanked Mr. Summers for attending and sharing his concerns.

Supervisor Corwell presented a request from the Franklin County Public Safety Training Center for an \$8,000 donation toward tar and chip improvements to the facility access road. He stated that he spoke with the Training Center president and representatives from other municipalities over the past several weeks and noted that Guilford Township questioned whether a tar and chip surface would withstand heavy truck traffic over the long term. After considering that concern, Guilford Township decided not to provide the requested \$8,000 donation, while Antrim and Washington Townships approved the request. He also noted that the Training Center approached the larger municipalities for funding, with the intention of seeking contributions from smaller municipalities if additional funds were needed. Supervisor Corwell stated that his primary concern is whether the tar and chip surface will provide a long-term solution. The Chairman stated that the request is a significant amount of money that was not included in this year's budget, and while he appreciates that the Training Center is planning ahead, he feels the Township would be in a better position to consider a larger contribution during next year's budget process. He also suggested that improvements could first be made to the road base using available materials from leftover paving jobs before applying a tar and chip surface. Supervisor Brookens stated that he has questions regarding the Training Center's plans if the necessary funding is not obtained. Supervisor Corwell stated that he expected the Training Center president to attend tonight's meeting to answer questions but noted that, if the Township approves a donation, he recommends making the contribution contingent upon confirmation that the project is fully funded before issuing a check. The Chairman stated that he believes the Board can work toward a solution but prefers to wait until there is assurance that the project can be completed before committing Township funds. He stated that he is willing to consider a donation but is not prepared to do so at this time. The remaining Supervisors agreed. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, the Board voted 3-0 to table the request for an \$8,000 donation to the Franklin County Public Safety Training Center until additional information is available.

Supervisor Corwell presented Work Change Directive No. 03 for the Walker Road/Kohler Road Traffic Signal Project. The directive includes removal of an existing light pole base on the northwest corner of the intersection. He noted that the original estimate for this work was approximately \$2,000, but after further discussion with the contractor, the cost was reduced to \$1,500. The directive also includes removal of materials and debris from the southern embankment within the work limits of the new pole foundations and pavement base drain outlet structures. The work is intended to protect the foundations and outlet structures and minimize erosion concerns. The work also includes placement of R-4 rock on the embankment for slope protection at a cost of \$6,230, for a total Work Change Directive amount of \$7,730. Supervisor Corwell explained that, because this is a work change directive, the final cost will be adjusted at the completion of the project if the actual cost is less than \$7,730. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, the Board voted 3-0 to approve Work Change Directive No. 03 for the Walker Road/Kohler Road Traffic Signal Project as presented.

The Chairman presented the Drainage System Construction and Maintenance Agreement for Sheetz. He explained that Sheetz is making modifications to its on-site stormwater facilities that affect the existing stormwater system. The Solicitor explained that PennDOT requires the local municipality to be the applicant for any work performed within a PennDOT right-of-way, even when the work is being completed by a private developer. He stated that the agreement transfers responsibility for the perpetual maintenance of the stormwater facilities to the property owner. He further explained that, should the property owner fail to perform the required maintenance, the Township has the authority to complete the work, recover its costs, place a municipal lien on the property if necessary, and recover associated attorney's fees. He noted that the agreement provides the Township with the best resolution under PennDOT's requirements. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, the Board voted 3-0 to authorize the Chairman to sign the Drainage System Construction and Maintenance Agreement for Sheetz as presented.

The Chairman presented the Operation and Maintenance Agreement for Sheetz. The Solicitor explained that this is the standard appendix to the Township's Subdivision/Land Development Ordinance and has been modified slightly for this specific project to address the perpetual maintenance of the onsite stormwater facility. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, the Board voted 3-0 to authorize the Chairman to sign the Operation and Maintenance Agreement for Sheetz as presented.

Supervisor Brookens presented the Synthetic Turf Maintenance quote from PSFS TurfTecs for maintenance and deep cleaning of the softball infield and synthetic soccer field in the amount of \$6,990.00, along with the optional enzyme surface cleaner application in the amount of \$600.00. The quote is for one year and includes one cleaning. Supervisor Brookens stated that he reached out to the contractor who installed the fields but has not received a response. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, the Board voted 3-0 to approve the synthetic turf field maintenance services, including the deep cleaning and enzyme surface cleaner application, as presented.

The Chairman presented a request for a refund to American Legion Baseball in the amount of \$135.00 due to an overpayment and cancellation of a field rental scheduled for July 1, 2026. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, the Board voted 3-0 to authorize the refund to American Legion Baseball in the amount of \$135.00 as presented.

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

The Zoning Officer presented for consideration a review time extension for Grand Point Crossing, Phase 3 Final Subdivision Plan located on Grand Point Road. The current deadline is July 21, 2026, and the applicant is requesting an extension through October 21, 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 Grand Point Crossings, Phase 3 Final Subdivision Plan, extending the deadline to October 21, 2026, as presented.

The Zoning Officer presented for consideration a review time extension for the Asphalt Solutions Land Development Plan. The current deadline is July 26, 2026, and the applicant is requesting an extension through October 26, 2026. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, the Board voted 3-0 to grant the review time extension for the Asphalt Solutions Land Development Plan, extending the deadline to October 26, 2026, as presented.

The Chairman presented the proposed amendments to the Greene Township Code. The Solicitor advised that separate public hearings are required for the proposed amendments to the Zoning Ordinance and the Subdivision and Land Development Ordinance. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, the Board voted unanimously, 3-0, to authorize the advertisement and scheduling of separate public hearings for the proposed amendments to the Greene Township Zoning Ordinance and Subdivision and Land Development Ordinance. The public hearings will be held on August 25, 2026, beginning at 12:00 noon, at the Greene Township Meeting Room, 1145 Garver Lane, Chambersburg, PA 17202.

The Zoning Officer presented a request to schedule a public hearing for the Conditional Use Permit application submitted by Forrester Farm Equipment. He stated that the application was received on June 29, 2026, and that the first public hearing must be held within 60 days. He recommended August 11, 2026, as the hearing date, which would also allow the Greene Township Planning Commission additional time to review the request. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, the Board voted unanimously, 3-0, to authorize the advertisement and scheduling of a public hearing for the Conditional Use Permit application submitted by Forrester Farm Equipment. The public hearing will be held on August 11, 2026, at 7:00 p.m. at the Greene Township Meeting Room, 1145 Garver Lane, Chambersburg, PA 17202.

The Zoning Officer presented the one-lot Final Land Development Plan for Sheetz, located at the intersection of Route 30 and Mont Alto Road. The property is located in the HC (Highway Commercial) Zoning District. The plan proposes demolition of the existing Rite Aid building and construction of a new Sheetz convenience store on the same site. The Board previously granted several waivers for the property, including lighting requirements, installation of sidewalks along Route 30, maximum driveway radius along Route 30, minimum five-foot basin berm width, and minimum fifteen-inch downspout pipe diameter. The Franklin County Planning Office reviewed the plan with no comments; the Planning Module application has been approved by PADEP; Greene Township Municipal Authority and Guilford Water Authority have approved the plan; PennDOT Highway Occupancy Permits are currently under review, and the NPDES Permit has been issued by the Franklin County Conservation District. The Traffic Engineer determined that the development will generate sixty-two (62) new peak-hour trips, resulting in a Transportation Impact Fee of \$51,150.00. The Stormwater Bond requirement has been established at \$1,176,099.00. Engineer and Planner comments were included in the Board packets for review. The Chairman noted that HRG is reviewing the Highway Occupancy Permit application and is working through comments related to proposed signal changes and school zone improvements. He explained that the school zone locations require minor adjustments and upgrades to meet current standards, including the use of solar-powered equipment. He further stated that the HOP application has not yet been submitted because HRG is awaiting Township signatures on required forms associated with agreements approved earlier in the meeting. Supervisor Corwell questioned the use of the rear entrance at the corner of the property. The Zoning Officer explained that a cross-access agreement exists with the neighboring property, formerly owned by Hartzell, and that the access easement remains in place. He stated that the Township previously suggested abandoning the access, but the property owners indicated they wished to maintain the easement. He further explained that a prior subdivision plan showed the area as a cul-de-sac accessed from Mont Alto Road, and when the Rite Aid property was developed, the area was converted to a private lot while maintaining access for the neighboring property. Signage and other measures will be implemented to limit use of the cul-de-sac to residents and prevent through traffic. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, the Board voted

3-0 to approve the 1 Lot Final Land Development Plan for Sheetz, subject to the following conditions: the Stormwater Bond in the amount of \$1,176,099.00 shall be posted; the Traffic Impact Fee in the amount of \$51,150.00 shall be paid at the issuance of the Land Use Permit; and the PennDOT Highway Occupancy Permit shall be issued prior to approval.

The Zoning Officer presented the 2-Lot Final Subdivision Plan for Tri-State Homes, located on Route 997 in the Medium Density (R-2) Zoning District. The plan was previously approved by the Board in February with the condition that the PennDOT Highway Occupancy Permit be provided prior to release of the plan, and that condition has been satisfied. The request is for reapproval of the plan to allow for restamping and recording purposes. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, the Board voted 3-0 to reapprove the 2-Lot Final Subdivision Plan for Tri-State Homes for recording purposes.

The Solicitor stated that included in the Fiscal Code associated with the new budget are the beginnings of FBR legislation at the state level, primarily related to haulers. He noted that there is some preemption language stating that Township regulations cannot be more rigorous than state regulations.

On a motion by Supervisor Brookens, seconded by Supervisor Corwell, the Board voted 3-0 to approve and authorize the payment of invoices as follows: check numbers 1324 through 1356 and seven ACH transactions to be paid from the General Fund, check number 1016 to be paid from the Liquid Fuels Fund, and check number 1013 to be paid from the Electric Light Fund.

The Chairman adjourned the meeting at 7:55 p.m.

Respectfully submitted,

Secretary