

The Greene Township Board of Supervisors held its regular meeting and public hearing on Tuesday, August 25, 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; Crystal Staats, Administrative Assistant; Keityn Price, Treasurer.

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

The minutes of the regular meeting held on August 11, 2026, were approved as presented and became part of the official record.

The Chairman opened the floor for public comment. No comments were offered.

The Chairman opened the Public Hearing to review and consider Ordinance 2026-2, amending the Wireless Telecommunications Facility Requirements and the Exit 17 Interchange Overlay District. The Zoning Officer (ZO) explained that the ordinance clarifies and provides consistency for telecommunications facilities within the LI and HI Zoning Districts, including a minimum setback of one and one-half (1.5) times the tower height. The ordinance also permits agricultural equipment sales and service facilities within the Exit 17 Interchange Overlay District, which were not previously specifically permitted. Copies of the proposed ordinance were provided to the Franklin County Law Library and Franklin County Planning Commission, made available at the Township office, and posted on the Township doors. The Greene Township Planning Commission reviewed the ordinance and recommended approval. The hearing was advertised in The Public Opinion on August 10 and 17, 2026. The Chairman opened the floor for public comment; none was offered. The Chairman closed the Public Hearing at 12:06 p.m.

The Chairman presented a consideration and possible adoption of Ordinance 2026-2 which proposes Amendments to Wireless Telecommunications Facility Requirements and the Exit 17 Interchange Overlay District. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, the Board voted 3-0 to adopt the amendments to Ordinance 2026-2.

The Chairman opened the Public Hearing to review and consider Ordinance 2026-3, amending the Subdivision and Land Development Ordinance to update street and road standards to conform with current PennDOT standards. The ZO explained that the ordinance updates terminology and requirements for paving specifications, thicknesses, and materials, and clarifies driveway standards, particularly for non-residential development. The ordinance defers to applicable PennDOT standards. Copies of the proposed ordinance were provided to the Franklin County Law Library and Franklin County Planning Commission, made available at the Township office, and posted on the Township doors. The Greene Township Planning Commission reviewed the ordinance and recommended approval as presented at its August 10, 2026 meeting. The hearing was advertised in The Public Opinion on August 10 and 17, 2026. The Chairman opened the floor for public comment; none was offered. The Chairman closed the Public Hearing at 12:09 p.m.

The Chairman presented a consideration and possible adoption of Ordinance 2026-3 which proposes Amendments to Street and Road Standards to Conform with PennDOT Standards as presented. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, the Board voted 3-0 to adopt the amendments to Ordinance 2026-3.

Supervisor Corwell presented Clinical Saves Awards and certificates to members of Chambersburg Fire Department, Franklin Fire Department, and WellSpan EMS in recognition of their actions during two life-threatening cardiac emergencies on March 14 and 15, 2026. Responders provided immediate, coordinated care, including CPR and transport to the hospital, resulting in both patients surviving. Supervisor Corwell commended the responders for

their training, dedication, and service to the community. Supervisor Corwell advised that the Guilford Township Chairman, Don Clapper, and the Greene Township Board of Supervisors are proud to recognize their efforts and extended their sincere appreciation for their service.

Supervisor Corwell presented a change directive from HRG for the Walker and Kohler Road Signal Installation Project, part of the North Chambersburg Improvement Project. The change directive includes replacement of an inlet box top, painting of roadway arrows, and associated traffic control and pavement markings, for an additional cost of \$8,545. Supervisor Corwell stated this is expected to be the final change directive. Supervisor Brookens asked whether the work had been completed, and Supervisor Corwell advised that it had not. The Chairman expressed agreement with the necessary work. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to approve the change directive from HRG for the Walker and Kohler Signal Installation Project in the amount of \$8,545 as presented.

Supervisor Corwell presented Payment Application No. 2 for the Walker and Kohler Road Signal Installation Project, part of the North Chambersburg Improvement Project. Supervisor Corwell advised that several issues with required documentation from HERR Traffic Signal had delayed payment. An email from Sarah at GMS, who spoke with HERR Traffic Signal, recommended that the payment be approved. The Township will retain \$49,222.51 until the project is completed. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board authorized payment of Application No. 2 for the Walker and Kohler Road Signal Installation Project in the amount of \$413,587.25 to JVI as presented.

The ZO presented for consideration a first review time extension request for the Grace Land Holdings, LLC Final Land Development Plan. The plan, submitted by Byers and Runyon Surveying, proposes construction of an automobile repair business and is currently progressing through the Greene Township review process. The current review deadline is September 3, 2026, and the applicant is requesting an extension through December 3, 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 Grace Land Holdings, LLC Final Land Development Plan, extending the deadline to December 3, 2026, as presented.

The ZO presented a request for a waiver of Greene Township Code §85-18.A, Maximum Plan Scale, for the Carty Final Subdivision Plan, submitted on behalf of Clarence and Lucille Carty for property located along Funk Road and Rocky Spring Road. Due to the size of the parcel, the plan must be drawn at a scale of 1" = 200' to show the entire parcel on one sheet. The ZO noted that the Board has granted similar waivers in the past. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously voted to grant the request for waiver of Greene Township Code 85-18.A, maximum plan scale, for the Carty Final Subdivision Plan as presented.

The ZO presented a request for a waiver of Greene Township Code §85-18.A, Maximum Plan Scale, for the Forrester Farm Equipment Land Development Plan, submitted by Randy Goshorn and Dennis E. Black. The plan proposes an expansion of the existing Forrester Farm Equipment facilities. Due to the size of the parcel, the plan must be drawn at a scale of 1" = 200' to show the entire parcel on one sheet. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to grant the request for waiver of Greene Township Code 85-18.A, maximum plan scale, for the Forrester Farm Equipment Land Development Plan.

The ZO presented a Sewage Planning Module for the Asphalt Solutions Final Land Development Plan, located off Route 30. The property is occupied by an asphalt paving business and is not currently served by public water or sewer. The module has been reviewed and signed by the Borough, Greene Township Municipal Authority, and Guilford Water Authority and is ready to be forwarded to the Department of Environmental Protection (DEP). The proposed sewage flow is 390 gallons per day. Supervisor Brookens questioned whether a resolution was required. Township Solicitor Kurt Williams confirmed that a resolution would be consistent with previous Township practice. Jim Maun with William Brindle Associates advised it is required by DEP. On a motion by Supervisor Corwell, seconded

by Supervisor Brookens, and by a vote of 3-0, the Board unanimously voted to Adopt resolution 2026-11 consistent with the project narrative as presented.

The ZO presented the 1-Lot Final Subdivision Plan for the Lucille and Clarence Carty Property, located on Funk Road in the R-1 Zoning District. The plan proposes subdividing approximately 2.5 acres containing the existing farmhouse from the remainder of the farm. The property is served by on-lot water and sewer, with a backup septic system in place. Testing was completed through Letterkenny Township, and the Township Sewage Enforcement Officer inspected the site with no malfunctions observed in the existing septic system. The plan will require approval from both municipalities. The Franklin County Planning Office reviewed the plan with no comments. A non-building waiver was submitted to DEP, and comments from Tim Cormany with Martin & Martin were addressed. The Greene Township Planning Commission also reviewed the plan and recommended approval. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, the Board voted 3-0 to approve the Carty 1-Lot Final Subdivision Plan as presented

The Solicitor advised he would like an executive session to discuss real estate.

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 1433 through 1457 and two ACH transactions to be paid from the General Fund, check numbers 1022 through 1023 to be paid from the Liquid Fuels Fund, and check number 1016 to be paid from the Electric Light Fund.

The Chairman adjourned the meeting at 12:37 p.m.

Respectfully submitted,

Treasurer