September 8, 2026
Greene Township Board of Supervisors
Regular Meeting

The Greene Township Board of Supervisors held its regular meeting and public hearing on Tuesday, September 8th, 2026, at the Greene Township Municipal Building, 1145 Garver Lane, Chambersburg, PA 17202.

Present: Todd Burns, Travis Brookens, Supervisors; Kurt Williams, Solicitor; Daniel Bachman, Zoning Officer; Crystal Staats, Administrative Assistant; Keityn Price, Treasurer.

Absent: Supervisor Corwell

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 Chairman opened the Public Hearing to review and consider Ordinance 2026-4, an ordinance amending the Township Code to establish stop intersections at specific locations within the Township, including Grand Point Road, Fox Hill Drive, Coldspring Road, and Brookens Road. The Township Solicitor reviewed the proposed ordinance and advised that the required advertising and notification procedures have been completed. Herbert, Rowland & Grubic, Inc. (HRG) completed engineering studies and recommended a two-way stop control system at the intersection of Grand Point Road and Fox Hill Drive, with a stop sign installed on the eastbound approach of Grand Point Road while allowing westbound traffic to continue through the intersection. At the intersection of Coldspring Road and Brookens Road, an all-way stop control system is proposed, with stop signs on both legs of Coldspring Road and Brookens Road, creating a three-way stop. Stop-ahead signs and stop bars are required to be installed and maintained for 30 days. The Chairman opened the floor for public comment. Richard Hoffman stated that his mother resides near the intersection of Brookens Road and Coldspring Road and reported that there have been four incidents at the intersection within the past month. He expressed support for the proposed traffic controls, stating that any measures taken to improve safety at the intersection would be greatly appreciated. The Chairman thanked Mr. Hoffman for his comments. The Chairman closed the Public Hearing at 7:08 p.m.

The Chairman presented a consideration and possible adoption of Ordinance 2026-4, proposing amendments to add stop intersections at specified locations, including Grand Point Road, Fox Hill Drive, Brookens Road, and Coldspring Road. On a motion by Supervisor Brookens, seconded by Chairman Burns, the Board voted 2-0 to adopt Ordinance 2026-4 as presented.

The Chairman opened the Public Hearing to review and consider Ordinance 2026-5, proposing amendments to impose restrictions on truck traffic operated upon Cold Spring Road. The Township Solicitor explained that HRG completed a truck restriction study, which found that certain intersections along Cold Spring Road, including the intersections with Black Gap Road and Brookens Road, are inadequate for larger trucks to safely navigate. The proposed ordinance would prohibit trucks with three or more axles from traveling on the specified portions of Cold Spring Road, with exceptions for residential deliveries. The Solicitor clarified that the restriction is based on the number of axles rather than vehicle weight. The Chairman opened the floor for public comment Mr. Hoffman commented that truck traffic in the area has increased and that trucks recently have not been slowing down, creating a concern along the road. The Chairman closed the Public Hearing at 7:14 p.m.

The Chairman presented a consideration and possible adoption of Ordinance 2026-5, proposing amendments to impose restrictions on truck traffic operated upon Cold Spring Road, as presented. On a motion by Supervisor Brookens, seconded by Supervisor Burns, the Board voted 2-0 to adopt Ordinance 2026-5 as presented.

The minutes of the regular meeting held on August 25, 2026, were approved as presented and became part of the official record.

The Chairman opened the floor for public comment. No members of the public were present, and no comments were offered.

The Chairman announced the opening of sealed bids received for the 2026 Ultra Low Sulphur Diesel Contract. Two bids were received, both including escalator clauses. McCleary Oil Company submitted a bid of $4.888 per gallon, for a total of $122,200 for 25,000 gallons. McLaughlin's Energy Services submitted a bid of $4.679 per gallon, including $0.15 added, for a total bid of $116,975 for 25,000 gallons. Both bids provide for delivery to 1145 Garver Lane and the Fayetteville Volunteer Fire Department. On a motion by Supervisor Brookens, seconded by Chairman Burns, the Board voted 3-0 to table the bid pending further clarification.

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

The Zoning Officer presented the Grace Land Holdings, LLC Final Land Development Plan, prepared by Byers and Runyon Surveying, proposing an automobile repair business at the former Patriot ATM site within the Highway Commercial District. The site is currently vacant and will utilize two existing driveways, with a proposed traffic circulation pattern around the building. The plan was reviewed by the Franklin County Planning Office, Greene Township Municipal Authority, Guilford Water Authority, and the Franklin County Conservation District, with applicable comments and requirements addressed. Cade McDowell of Martin & Martin reviewed the plan and stormwater improvements, and the traffic engineer determined that the proposed development would generate approximately three new peak-hour trips. A sidewalk waiver had previously been granted by the Board, with provisions for future construction. Mike Runyon of Byers and Runyon Surveying was present and explained that the business, currently located near the Red Bridge Roller Rink, has outgrown its existing location and is proposing to expand at this site. Supervisor Brookens questioned whether there were any concerns with the proposed parking spaces, and no concerns were identified. The plan was previously presented to the Greene Township Planning Commission, which recommended approval subject to outstanding comments being addressed. On a motion by Supervisor Brookens, seconded by Supervisor Burns, and by a vote of 2-0, the Board voted to approve the Grace Land Holdings, LLC Final Land Development Plan, subject to a stormwater bond of $33,714.55 being posted prior to plan release and a traffic impact fee of $4,764.00 being paid upon submission of the Land Use Permit application.

The Chairman presented a consideration of a professional services proposal from HRG for the Fifth Avenue Extension Roundabouts associated with the Chambersburg Improvements Project, Phase 2, in the Walker-Kohler/Fifth Avenue Extended area. The proposed roundabouts will require overhead lighting as part of the design and bid specifications. Dennis E. Black Engineering, did not have the necessary expertise for the electrical design and therefore obtained a proposal from HRG to provide the required overhead lighting design. It was noted that the electrical service is anticipated to come from the existing traffic signal boxes, with the wiring details to be coordinated between HRG and Dennis E. Black Engineering. The proposed cost is $17,900, plus reimbursable expenses. On a motion by Supervisor Brookens, seconded by Chairman Burns, and by a vote of 2-0, the Board unanimously approved the HRG professional services proposal as presented.

The Chairman presented for consideration the Sheetz–Fayetteville signal permit plan and authorization for the Chairman to sign. The plan incorporates comments and changes from HRG, the project engineer, and PennDOT, including relocating a school zone sign from one side of the Sheetz entrance to the side closer to Fayetteville Elementary School. PennDOT had no concerns with the relocation. Traffic signal improvements at Route 30 and Mont Alto Road were also discussed. The only change to the Route 30 approach will be the replacement of loop detection with radar detection; it was determined that radar detection was not necessary for the Mont Alto Road approach, although it had been recommended by PennDOT. The signal upgrades will require new equipment in the existing traffic signal cabinet, which has been reviewed and approved by HRG, PennDOT, and the signal contractor. On a motion by Supervisor Brookens, seconded by Chairman Burns, and by a vote of 2-0, the Board unanimously approved the signal permit plan and authorized the Chairman to sign on behalf of the Township.

The Township Treasurer explained that each year the Township provides semi-annual donations to the fire companies that run calls in Greene Township. The first half was released in February, so it is now time to release the

second half. On a motion by Supervisor Brookens, seconded by Supervisor Burns, and by a vote of 2-0, the Board unanimously authorized the release of the second half of the 2026 fire company donations as budgeted and presented.

The Chairman explained that the Township provides an annual donation to the Cumberland Valley Animal Shelter in recognition of the services it provides to the Township, with a budgeted amount of $17,500 for 2026. On a motion by Supervisor Brookens, seconded by Supervisor Burns, and by a vote of 2-0, the Board unanimously authorized the release of the annual donation to the Cumberland Valley Animal Shelter in the amount of $17,500 as budgeted.

The Solicitor advised that the entity purchasing the Jaindl property is working with Jaindl's counsel regarding the proposed traffic signal configuration. The Township is prepared to approve the configuration, subject to the required sliver of the Fisher property being dedicated to the Township. The Township requested written confirmation that the dedication will be completed as a condition of approval, and Jaindl's counsel appeared amenable. No further action is required at this time.

On a motion by Supervisor Burns, seconded by Supervisor Brookens, the Board voted 2-0 to approve and authorize payment of the following invoices: check numbers 1464 through 1490 and three ACH transactions from the General Fund; check numbers 1024 through 1025 from the Liquid Fuels Fund; and check number 1017 from the Electric Light Fund.

The Chairman adjourned the meeting at 7:48 p.m.

Respectfully submitted,

_____
Treasurer