October 13, 2026
Greene Township Board of Supervisors
Regular Meeting

The Greene Township Board of Supervisors held its regular meeting and public hearing on Tuesday, October 13, 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, Secretary; Keityn Price, Treasurer.

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 September 22, 2026, were approved as presented and became part of the official record.

The Chairman opened the floor for public comment. Kenenth Wagaman addressed the Board and requested consideration of installing speed bumps or implementing other traffic-calming measures along Treher Road. Mr. Wagaman stated that he has resided on Treher Road since 1978 and has observed a significant increase in traffic over the years. He expressed concerns regarding excessive vehicle speeds, particularly due to a hill and curve in the roadway, as well as the presence of a wide turning circle. He emphasized the potential safety risks to children, pets, and residents and asked the Board to consider measures to reduce vehicle speeds and improve safety along the road. No additional comments were offered.

Supervisor Corwell presented for consideration a request to remove the properties located at 3514 Interchange Drive and 3503 Interchange Drive from the streetlight tax assessment. The property at 3514 Interchange Drive has 107 linear feet of frontage, resulting in an annual assessment of $78.11, and 3503 Interchange Drive has 140 linear feet of frontage, resulting in an annual assessment of $102.20. This matter was tabled at the September 22, 2026, meeting for further review. The property owner of 3514 Interchange Drive requested removal from the assessment, stating that the property is part of the new subdivision and does not benefit from the streetlights associated with the original development. Upon further review of the streetlight tax assessments in the development, it was discovered that 3156 Black Gap Road is not currently being assessed a streetlight tax, while 3188 Black Gap Road is being assessed on only a portion of its estimated frontage. The estimated frontage for 3156 Black Gap Road is 279.5 linear feet. At the improved frontage rate of $0.73 per linear foot, the estimated assessment would be $204.03. The estimated frontage for 3188 Black Gap Road is 247.7 linear feet, of which 101 linear feet is currently assessed at the improved frontage rate of $0.73, totaling $73.73. Assessing the remaining estimated 145.7 linear feet would add $105.85, resulting in a total estimated assessment of $180.82. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board voted to remove 3514 Interchange Drive and 3503 Interchange Drive from future streetlight tax.

The Chairman announced the opening of sealed bids received for the 2026 Ultra Low Sulfur Diesel Contract. One bid was received from McLaughlin's Energy Services at a price of $4.679 per gallon delivered, for a total bid amount of $116,975.00. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a unanimous vote of 3-0, the Board awarded the 2026 Ultra Low Sulfur Diesel Contract to McLaughlin's Energy Services at the bid price of $4.679 per gallon delivered, for a total contract amount of $116,975.00, as presented.

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

The ZO presented for consideration a request for a second review time extension for the Grand Point Crossing, Phase 3 Final Subdivision/Land Development Plan. The current review deadline is October 21, 2026, and the applicant has requested an extension through January 21, 2027. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a unanimous vote of 3-0, the Board approved the second review time extension for

the Grand Point Crossing, Phase 3 Final Subdivision/Land Development Plan, extending the review deadline from October 21, 2026, to January 21, 2027.

The ZO presented for consideration a request for a second review time extension for the Asphalt Solutions Final Land Development Plan. The current review deadline is October 26, 2026, and the applicant has requested an extension through January 26, 2027. The ZO noted that the planning module has been submitted to the Pennsylvania Department of Environmental Protection (DEP) and is awaiting approval. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a unanimous vote of 3-0, the Board approved the second review time extension for the Asphalt Solutions Final Land Development Plan, extending the review deadline from October 26, 2026, to January 26, 2027.

The ZO presented for consideration Resolution No. 2026-15, Sewage Planning Module for the Majestic Ridge Final Subdivision Plan. The property, located at the intersection of Route 997 and Route 30, was recently sold and subdivided. The sewage planning module proposes three new Equivalent Dwelling Units (EDUs) for connection to the public sewer system. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a unanimous vote of 3-0, the Board adopted Resolution No. 2026-15, Sewage Planning Module for the Majestic Ridge Final Subdivision Plan, as presented.

The ZO presented for consideration the Forrester Farm Equipment 1 Lot Final Land Development Plan, noting that the property is utilized for farm equipment sales and service. The plan proposes an expansion of the existing facilities, including the construction of a new 90-foot by 80-foot building adjacent to the existing building. The ZO advised that the permit was granted without conditions and that the proposed expansion will require coordination with the Sewage Enforcement Officer regarding the relocation of an existing sewage system component. A stormwater improvement bond in the amount of $21,910.34 and a traffic impact fee of $17,724.00 were identified, with the traffic impact fee due upon application for the land use permit. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a unanimous vote of 3-0, the Board approved the Forrester Farm Equipment 1 Lot Final Land Development Plan subject to the stormwater bond of $21,910.34 being posted prior to the plan leaving the office, and the Transportation Impact Fee of $17,724.00 be paid at the issuance of the Land Use Permit.

The ZO presented for consideration the Guyer 2 Lot Final Subdivision Plan for property located off Stillhouse Hollow Road. The ZO advised that the property spans both Greene Township and Southampton Township, requiring approval from both municipalities. The plan has already received approval from Southampton Township. The ZO further noted that non-building waivers are required by the Pennsylvania Department of Environmental Protection (DEP) and that an existing driveway provides access to the property. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a unanimous vote of 3-0, the Board approved the Guyer 2 Lot Final Subdivision Plan, as presented.

Supervisor Brookens presented for consideration a proposal from Yost Strodoski Mears (YSM) for professional design and construction services associated with the development of two additional pickleball courts at the Greene Township Municipal Park. The proposed courts will be located adjacent to the existing pickleball courts as part of the Township's recreational facility expansion. The total cost of the proposed services is $11,800.00. On a motion by Supervisor Corwell, seconded by Supervisor Burns, and by a unanimous vote of 3-0, the Board approved the proposal from Yost Strodoski Mears (YSM) for design and construction services for the two additional pickleball courts at the Greene Township Municipal Park in the amount of $11,800.00.

Supervisor Brookens presented a proposal from Interstate Garage Doors, Inc. for the replacement of the electronic gate control system at the Greene Township Municipal Park entrance on Elevator Street. Supervisor Brookens advised that the existing gate experienced several operational issues throughout the summer, and service technicians recommended replacing the control system to improve reliability and functionality. The total cost of the proposed replacement is $6,860.95. On a motion by Supervisor Corwell, seconded by Supervisor Burns, and by a

unanimous vote of 3-0, the Board approved the proposal from Interstate Garage Doors, Inc. for the replacement of the electronic gate control system at the Greene Township Municipal Park in the amount of $6,860.95.

Supervisor Corwell presented for consideration a donation request from West End Fire & Rescue Co. No. 3 to assist with the cost of specialized rescue training. The training will be conducted at the fire company's station, with neighboring fire departments invited to participate, and will include awareness-level training and trench rescue operations. Supervisor Corwell noted that this type of training was previously offered at no cost but now requires payment. The total cost of the training is $8,600.00. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a unanimous vote of 3-0, the Board approved a monetary donation of $4,000.00 to West End Fire & Rescue Co. No. 3 to assist with the cost of specialized rescue training.

The Township Treasurer presented for consideration a request to refund the remaining escrow balance for Mount Ridge Landscaping (Project No. 24-017). Following consultation with the ZO, it was confirmed that the plan has received approval and that the retention of escrow funds is no longer necessary. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a unanimous vote of 3-0, the Board approved the refund of the remaining escrow balance in the amount of $532.51 to Mount Ridge Landscaping.

Supervisor Corwell presented for consideration a request to compensate Gina Griffith for accrued vacation and sick leave upon her retirement from the Township, in accordance with the provisions of the Township Employee Handbook. The proposed payout includes 480 hours of accrued vacation leave and 240 hours of accrued sick leave, totaling 720 hours, to be compensated at her applicable hourly rate. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a unanimous vote of 3-0, the Board approved the payout of 720 hours of accrued leave to Gina Griffith upon her retirement, as provided in the Township Employee Handbook.

The Solicitor advised he will review the packet from the ZO regarding the Knob Hill property.

On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a unanimous vote of 3-0, the Board approved and authorized payment of invoices as follows: check numbers 1556 through 1592 and three ACH transactions from the General Fund; check number 1030 from the Liquid Fuels Fund; and check number 1019 from the Electric Light Fund.

The Chairman adjourned the meeting at 8:00 p.m.

Respectfully submitted,

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Secretary