October 27, 2026
Greene Township Board of Supervisors
Regular Meeting

The Greene Township Board of Supervisors held its regular meeting and public hearing on Tuesday, October 27, 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.

The Chairman called the meeting to order at 12:03 p.m., welcomed visitors, and noted that the meeting was being recorded for accuracy purposes.

The minutes of the regular meeting held on October 13, 2026, were approved as presented and became part of the official record.

The Chairman opened the floor for public comment. Joe McDowell of Martin & Martin and Darrin Rine were present to provide an update on the Grand Point Phase 3 project. Mr. McDowell reported that paving the internal roadway was anticipated to be completed by November 5 or 6, with work on Grand Point Road tentatively scheduled to begin November 9 and take approximately one to two weeks. Mr. McDowell acknowledged concerns regarding the time of year and requested the Board's feedback on obtaining final plan approval and recording the plan to allow for the issuance of four to six land use permits without occupancy permits. He also discussed the possibility of postponing placement of the topcoat until spring. The Chairman expressed concerns regarding weather conditions, noting that PennDOT regulations require temperatures of at least 45 degrees and rising for placement of the base coat. He explained that colder temperatures and reduced working hours could impact the construction schedule, making placement of the topcoat unlikely this late in the season. He further noted that Grand Point Road is scheduled for recycling, reconstruction, and repaving during the summer of 2027. The Chairman emphasized the importance of following the proper construction sequence and addressing winter maintenance concerns to ensure the Township is not placed in a difficult position. The Board expressed its willingness to work with Mr. Rine to ensure the roadway is completed to a condition suitable for winter maintenance. Mr. McDowell stated that an update on the project's progress would be provided to the Supervisors following completion of the internal roadway paving

The Chairman presented for consideration streetlight tax adjustments for two properties located on Black Gap Road. The property at 3156 Black Gap Road is currently not being assessed a streetlight tax. Based on an estimated frontage of 279 linear feet at the improved frontage rate of $0.73 per linear foot, the proposed annual tax would be $203.67. The property at 3188 Black Gap Road has a total frontage of 247 linear feet but is currently being assessed on only 101 linear feet. Applying the improved frontage rate of $0.73 per linear foot to the additional 146 linear feet would result in an additional annual tax of $106.58. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously approved the streetlight tax adjustments for both properties, as presented, and authorized notification to the affected property owners.

The Zoning Officer presented for consideration a request for a review time extension for the Washco Orchard Ridge LLC project. The current review deadline is November 8, 2026, and the applicant has requested an extension through February 8, 2027. On a motion by Supervisor Brookens, seconded by Supervisor Corwell, and by a vote of 3-0, the Board unanimously approved the review time extension through February 8, 2027, as presented.

The ZO presented for consideration a request for a waiver of Greene Township Code §85-18.A, Minimum Plan Scale, for the Kylea & Associates Subdivision Plan. The proposed plan involves the subdivision of 27 acres along Wagner Road. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, and by a vote of 3-0, the Board unanimously approved the waiver of Greene Township Code §85-18.A, Minimum Plan Scale, for the Kylea & Associates Subdivision Plan, as presented.

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The ZO reported that, upon review of the request for a waiver of Greene Township Code §85-18.A, Minimum Plan Scale, for the Thomas Brookens Subdivision Plan, he determined that a waiver was not required. The Chairman stated that no action was necessary on this item.

The ZO presented a request to schedule a public hearing for zoning text amendment for Ordinance 2026-6. The Chairman proposed for the public hearing to be scheduled for December 8th, 2026, at 7:00pm. The ZO advised copies have been sent to the Greene Township Planning Commission who will review at their meeting on November 9, 2026. On a motion made by Supervisor Corwell, seconded by Supervisor Brookens and by a vote of 3-0, the Board voted unanimously to schedule a public hearing to be held on December 8th, 2026 at the Greene Township Board of Supervisors meeting room for the Ordinance 2026-6.

The ZO presented the subdivision plan for Thomas Brookens 1-Lot Final Subdivision Plan. The purpose of plan is to subdivide twelve acres. It is located and has access off both Black Gap Road and Knob Hill Road. The plan also proposes extension of an existing right of way. On a motion by Supervisor Corwell, seconded by Supervisor Brookens, the Board voted 3-0 to approve the Thomas Brookens 1-Lot Final Subdivision Plan, as presented.

The Solicitor inquired about dedication of roads stating he doesn't believe there is time limitation in the Subdivision and Land Development Ordinance. The Chairman and ZO stated there is and that the township won't take over a road between November, December, January or February. The Solicitor stated Thursday morning this week a hearing on Trans Source will be held. The Solicitor will keep the township informed on the outcome of hearing.

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 1611 through 1641 and four ACH transactions from the General Fund; check number 1031through 1032 from the Liquid Fuels Fund; and check number 1020 from the Electric Light Fund.

The Chairman adjourned the meeting at 12:50 p.m.

Respectfully submitted,

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Secretary