

**GREENE TOWNSHIP
BUSINESS MEETING
JULY 11, 2023**

Present:

Rodney Weave - Supervisor	Matthew Miller – Chair of Supervisors
Robert Bressler – Co Chair Supervisor	Mala Moore – Secretary/treasurer
Scott Williams - township solicitor	Chris Scaff - EMC
Kyle Kehoe - Zoning Officer	Ivy Dolan
Todd Pysher - Township Engineer	Brian Miller – Nicholas Meats
Tom Jeffries	Anne Doerr
Ned Slocum - Milnes Engineering	Christ B Fisher
Nicole Mark	Joey Mark
Alicia Cramer- Planning Commission	Robert Ohl - Surveyor
Jim Harbach	Engene Nicholas
Robert Schena - NM solicitor	David Y Fisher

Matthew Miller called the meeting to order at 7:00PM with the Pledge of Allegiance.

Minutes: The minutes were emailed to the Board of Supervisors. Robert Bressler motioned to accept the minutes from the June 6, 2023 meeting as presented. Rodney Weaver seconded the motion. Motion carried.

Treasurers Report: Financial reports of revenues and expenditures were distributed for approval. The General Fund Account stands at \$206,834.40. Liquid Fuels State Account Balance is \$11,379.08. The Board also inspected June payroll and June paid invoices. Robert Bressler motioned to accept the Treasurer’s Report/payroll/invoices as presented. Rodney Weaver seconded. Motion carried.

Robert Bressler motioned to allow the treasurer to pay all incoming bills for the month of July 2023. Rodney Weaver seconded. Motion carried.

Nicholas Escrow Account balance as of 5/31/2023 was \$139,276.79 which includes interest of \$81.80.

Report of Zoning Officer: An activity sheet was presented via email from Zoning Officer Kyle Kehoe in the amount of \$1,270.00.

Report of Planning Commission: Alicia Cramer Co Chair of the Planning Commission was present and reported that the Planning Commission met on June 21, 2023

1. TowerCo: The plan for a tower at 965 Rauchtown Road was reviewed by the Planning Commission and recommended approval subject to the conditions as reported in their minutes.
2. Tillman Infrastructure: The plan for a tower communication at 1086 Rocky Road was reviewed and recommended approval subject to the conditions as reported in their minutes.
3. Schrack Farms Lot Addition Final Plan: The Plan was recommended with the condition of having a Consolidation Deed ready for recording with the Plan.
4. Shirley Cooper ET AL Subdivision: The Plan was reviewed and motion was made to recommend it to the Board of Supervisors.
5. David Y Fisher: The Plan was presented to the Planning Commission. A motion was made to recommend the Plan with a condition of having a Consolidation Deed ready for recording with the Plan.

6. Subdivision of Stephen & Linda Esh: A motion was made to recommend the Plan to the Board of Supervisors. Sewage facilities Planning Module was signed by the Chairman.

The Board of Supervisors considered the presented Plans. The results are as follows:

1. The TowerCo was approved at the Conditional Use Hearing with conditions. The Written Decision will be available.
2. The Tillman Infrastructure for the communications tower was approved at the Conditional Use Hearing with conditions. The Written Decision will be available.
3. Schrack Farms Lot Addition Final Plan was reviewed and motioned to accept, however, upon Attorney Scott Williams reviewing the Consolidation paperwork, it was found not to be acceptable form of a Consolidation Deed. The Board rescinded the motion. Robert Bressler then motioned to approve the subdivision contingent upon an acceptable Consolidation Deed. Rodney Weaver seconded the motion. Motion carried. The Plan will remain with the Township.
4. Shirley Cooper ET AL Subdivision: The Plan was reviewed by the Board of Supervisors. The Plan could not be approved per GT Zoning Ordinance of a minimum lot size of 1.5 acres. The presented Consolidation Deed was reviewed by Scott, and was not an acceptable form of a Consolidation Deed. It also will need a non-building waiver.
5. David Y Fisher Lot Consolidation: This Plan was presented by Robert Ohl, Surveyor. After a review of the Plan and paperwork of consolidation, Robert motioned to approve the Lot Consolidation upon condition of an acceptable Consolidation Deed. Rodney Weaver seconded the motion. Motion carried. This Plan will remain with the Township until the conditions are met.
6. Stephen & Linda Esh Subdivision: This Plan was presented by Jeff Kreger. Jeff also asked about the Sewage Module to be signed by the Zoning Officer. Kyle stated that he would not sign any module until he has had a chance to review it. Robert Bressler motioned to approve the subdivision as presented contingent upon Kyle reviewing the Plan and signing the module. Rodney Weaver seconded the motion. Motion carried. That night, Kyle was able to review the Plan and sign the necessary paperwork. The Supervisors signed the Plan.

Note: Letters of explanation will be sent to Schrack Farms, Shirley Cooper/Susan Kreidler, David Y Fisher, within the 15 day period as required per the SALDO. Emails will be sent to Scott, Todd, and the surveyors.

Emergency Management Coordinator Report: Chris Scaff reported that the mitigation project is almost complete.

OLD BUSINESS

Zoning Ordinance Amendment (Solar):

Snook Road Bridge Rehabilitation: PennDOT reimbursement of \$234,396.28 was received into the General Fund Account on July 5, 2023. The only outstanding item is to apply the wrap, according to Todd that will be scheduled soon.

Renewable (Sustainable) Resource Project Preliminary LDP: Attorney Schena explained that Nicholas Meats had a Conditional Use Hearing in April of 2019. His position is that the Conditional Use Hearing should eliminate the need for more Conditional Use Hearings for improvements that were on that Plan dated April, 2019. Scott stated that position the township is taking is the Plan that is presented to the township at this meeting will be considered the Preliminary/Final Land Development Plan. All parties agreed that from this time forward the Preliminary/Final Land Development Plan will be the existing updated Plan which was presented in June of 2023. Todd presented recommended conditions for approval of Preliminary/Final Land Development Plan. After discussion of each condition, it was decided that Conditions 3,4,6,7 and 10 are still outstanding.

Zoning Officer, Kyle Kehoe asked the BOS approval of zoning permits be issued without additional items on this Plan so that Conditional Hearings would not need to take place.

Robert Bressler motioned and seconded by Rodney Weaver that the BOS hold an Executive Session. Motion carried. Executive Session took place at 8:49PM. At 9:02PM Robert motioned, seconded by Rodney Weaver to end the Executive Session.

Robert Bressler motioned that Zoning Officer, Kyle Kehoe issue Nicholas Meats, LLC zoning permits for improvements on the Plan dated June of 2023. Rodney Weaver seconded the motion. Motion carried.

Robert Bressler motioned conditional approval of Preliminary/Final LDP upon conditions 3,4,6,7 and 10 be met collectively. Rodney Weaver seconded the motion. Motion carried. Our attorney Scott Williams will send a letter to Nicholas Meats, LLC of the conditions as an accepted motion at this meeting.

Robert Bressler motioned that the Board of Supervisors authorize the secretary to sign the necessary paperwork on the presented Component 2 Module so that it could be submitted to DEP. Rodney Weaver seconded the motion. Motion carried. Note: The secretary signatures were completed that night and Brian Miller took the paperwork.

Nicholas Meat, LLC Sewage Disposal Plan: Between Nicholas Meat and DEP.

NM Stormwater LDP: Release of funds took place on January 5, 2023. No report as of this meeting.

Keith Kerns Consulting: The Board asked that Mala reach out to Keith and give him a deadline of August 1, 2023 to have the website up and running. If it is not completed, the Board will seek another company to complete it.

Snook Road 2023 Project: Road project is complete.

Loader: Rodney Weaver will coordinate with SEI to trade in the Loader at the price of \$22,500.00.

Midland Asphalt Proposal: Project completed and the amount of \$16,170.00 paid.

Chainsaw Purchase: Rodney had the two small chainsaws repaired.

Citizens Input:

Christ Fisher was present and challenged Kyle on the specifications of building in PA. Kyle presented Mr. Fisher with paperwork for the specifications of buildings in PA on the UCC website. Note: There is a lot of good and bad information out and about. The absolute way to find out if you are in compliance with Greene Township Ordinance and UCC is to reach out to Kyle Kehoe before starting your project.

Joey Mark stated that he will be applying for a Zoning Hearing for building setbacks on his property.

New Business

Dirt & Gravel Application: The application is due on October 1, 2023. Rodney will check and see what roads may be eligible.

New Truck: Robert presented some quotes that he had received in April, 2023 to replace the GMC. The Board of Supervisors suggested he update the prices and availability and bring them to the next business meeting.

Correspondence:

1. Thank you from SEI.
2. Maxwell Truck & Equipment introduction letter.
3. PSATS – Regional forum, 2023
4. Flagger cards came.
5. DEP letter to NM concerning renewal of NPDES permit.

Adjournment motion Robert/Rodney. Motion carried at 9.45 PM: Next meeting will be August 1, 2023.

Respectfully Submitted,
Mala Moore