

**GREENE TOWNSHIP
BUSINESS MEETING
OCTOBER 3, 2023**

Present:

Rodney Weaver - Supervisor

Robert Bressler – Co Chair Supervisor

Jeff Corson

Gayle Phillips

Burton C Ware III

Jim Harbach

Amos Glick

Matthew Miller – Chair of Supervisors

Mala Moore – Secretary/treasurer

MaryAnn McHale

Betsy Phillips

Brian J Miller

Ivy Dolan

Coreena Meyer

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 September 5, 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 \$516,964.63. Liquid Fuels State Account Balance is \$8,407.68. The Board also inspected September payroll and September 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 October, 2023. Rodney Weaver seconded. Motion carried.

Nicholas Escrow Account balance as of 8/31/2023 was \$139,505.10 which includes interest of \$76.97.

Report of Zoning Officer: An activity sheet was presented via email from Zoning Officer Kyle Kehoe in the amount of \$1,863.00.

Report of Planning Commission: Jeff Corson reported that the Planning Commission will have a meeting on October 18, 2023 to review the Conditional Use Hearing for Sugar Valley Produce Auction, John Stoltzfus Land Development Plan and Wynn-Tec LDP.

Emergency Management Coordinator Report: Chris Scaff was not present for the meeting.

OLD BUSINESS

The Zoning Ordinance Amendment (Solar): Nothing to report.

General Code: The BOS would like Mala to reach out to them for an update for next month's meeting.

Renewable (Sustainable) Resource Project Preliminary LDP: Conditions 3,4,6,7 and 10 are still outstanding. Brian Miller was present and questioned a letter that was sent on October 3, 2023 from their attorney Robert Schena to Attorney Scott Williams concerning financial security and what the township's stand

on the matter versus what Nicholas Meats, LLC has proposed. He stated that Nicholas's attorney has reached out to our attorney on 9/12, 9/15, 9/26, and 10/3. Brian claims that the project is experiencing delays because of it.

Nicholas Meat, LLC Sewage Disposal Plan: The Township signed the Plan and returned to Brian on July 11, 2023.

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

Dirt & Gravel Application: The Township will not be applying for the Dirt and Gravel program.

Chevrolet truck: The truck was ordered. The delivery will be December, 2023 – January, 2024. The Board of Supervisors will have at least two quotes for the final up fitting to be reviewed and considered for the next monthly meeting on November 8, 2023.

Website: The Website is up and running. The website address is Greenetwpclintonpa.gov

SRBC Hearing: The SRBC Hearing took place on September 14, 2023, however SRBC informed the Township that Nicholas Meats was postponed. A rescheduling will take place.

District Magistrate: Benueal K Stoltzfus Jr. Hearing will take place on October 13, 2023 at 3:00PM.

Public Comment:

Coreena Meyer was present and stated she did not understand why the Workshop was cancelled by Beth Futrick and Rob Willigs. She is aware of the rescheduled ACRE 101 Workshop on October 26, 2023. She was concerned with it being in Lycoming County.

Jim Harbach was present and asked the Board if they had followed up on his concerns of obtaining a permit to build a calf barn on his parcel? Supervisor Robert Bressler reported that the Board of Supervisors met with Steve Gibson, who is the Clinton County Planning Administrator. Steve believes that the county has not followed through with deed consolidation and there are buildings constructed over parcel lines. The County is taking a stand to correct parcel lines. Steve pointed out some areas where the County's Ordinance is more stringent than ours.

Robert also reported that he met with an attorney who is not associated with our township and he took Jim's calf project to that attorney. The attorney verified to him that he would have treated the project in the very same way it was treated.

Robert pointed out back in the 60's and 70's you could construct whatever, no one cared, however, the agriculture business has grown, planning and zoning is now part of the process that must take place for everyone, whether you are a farmer, a resident, or have an industry. Constructing over parcel lines is not good business for the future. The Ordinance was put into place in 2007 and as a Township we are held liable.

The Board also talked with the Clinton County Assessment Office. They verified that with a proper Deed Consolidation the lines go away and the property is made as one. Without a proper Deed Consolidation the lines are still there and the problem does not go away.

Bob Bressler stated that all of our Ordinances, Zoning, SALDO, Stormwater, (not Floodplain) was sent to Rob Willig via email. He sent an email back that he had received it. He will be reviewing them and have a written response back to the Township as some point in time. The Township will then act upon what the Attorney General Office requests.

New Business

MOU Agreement: Robert Bressler motioned to sign the MOU Agreement between John L Stoltzfus and the Township. Rodney Weaver seconded the motion. Motion carried. John Stoltzfus through Larson Design is doing a Land Development Plan.

Budget Work Session: The Budget work session will take place on November 8, 2023 at 5:00 PM.

SV Produce Auction: A Hearing will take place for SV Produce Auction on November 8, 2023 at 6:00 PM at the Greene Township Municipal Building.

Reconstructive Planning: Jeff Kreger, the Township Sewage Enforcement Officer was present and presented

Application #Z2689505 for Brian Miller Jr. asking the Board of Supervisors allow reconstructive planning. It was explained in the letter that DEP allows a waiver of planning requirements. If the Township allows the use of reconstructive planning for this lot, no DEP Planning module or endangered species search will be necessary. The Board of Supervisors unanimously agreed to allow the waiver. Mala will notify Jeff Kreger of the Board's decision.

Nicholas Farm Road Bond: Certified letters were mailed to Brett Bowes Trucking and Eugene Nicholas as well as a copy to the Pennsylvania State Police in Mill Hall, PA.

Written Decision: The Board of Supervisors was presented the Written Decision of the Hearing that took place on September 5, 2023. After reading, the Board signed the Decision. It will be mailed to Benuel K Stoltzfus Jr. and a copy will be placed in the Township records.

Samuel G Fisher Chicken Barn: A site inspection was made at the Samuel G Fisher Chicken Barn so that the posted financial security could be released. The inspection found that the site improvements were completed. Robert Bressler motioned to release the Financial Security being held by the Township. Rodney Weaver seconded the motion. Motion carried. Mala will send a release of financial security letter to Samuel G Fisher of this action.

Correspondence:

1. PennDot estimated Liquid Fuels allocation for 2024 is \$91,319.41.
2. The ACRE Workshop slated for September 14, 2023 was cancelled on September 12, 2023.
3. A rescheduled ACRE LAW 101 is slated for October 26, 2023.
4. Letter from Verisk concerning building code effectiveness.
5. Letter from DEP concerning Floodplain Management and its effects on FEMA funding.
6. Letter from John Maggs announcing Benuel Stoltzfus hearing on October 13, 2023, at 3:00 PM.

Adjournment motion Robert/Rodney. Motion carried at 8:10 PM: General Election Voting – November 7, 2023. Next meeting will be Wednesday, November 8, 2023 at 7:00PM. A budget work session will take place at 5:00PM and a Conditional Use Hearing will take place at 6:00PM.

Respectfully Submitted,
Mala Moore