

# GREENE TOWNSHIP BUSINESS MEETING MARCH 5, 2024

Present:

Rodney Weaver

Robert Bressler

Todd Pysher – Twp. Engineer

Scott Williams – Twp. Solicitor

Zachary DuGan – Twp. Solicitor

Jeff Corson

John L Stoltzfus

Jim Harbach

Tom Jeffries

Jake Fisher

Benuel K Stoltzfus

Brian Miller

Donald Lamey

Matthew J Miller

Mala Moore

Kyle Kehoe – Zoning Officer

Chris Scaff – EMC for Greene Township

Robert Schena – Nicholas Meats attorney

Gayle Phillips

Isaac E Kauffman

Coreena Meyers

Ike K Esh

Brian Wynn

Abe Repine

Duane Eichenlaub

Ashleigh Shadle

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

Nicholas Meats, LLC:

Financial Security discussion with SRF Project: Brian Miller opened the meeting referring to our letter dated July 21, 2023. He believes that three of the five conditions have been met. Robert Schena was present and disagrees with financial security posting for the building that will house the Wastewater Treatment Facility. Zachary DuGan our township attorney stated the basis is from SALDO section 303.B.15 as stated on the letter dated July 21, 2023. The Township and Nicholas are “poles apart” on the issue.

Attorney Schena opined that Nicholas Meat would not occupy any buildings until an occupancy permit would be issued. The problem is that before the occupancy permit can be issued, a building permit must be issued; and before a building permit can be issued, there must be an approved method for the disposal of domestic sewage. Currently, there is not an approved method for the disposal of domestic sewage because NM has not submitted any permit application to DEP for a domestic sewage treatment facility.

Brian complained that our engineer had not coordinated plans sheets with Ned Slocum in a timely manner. Scott asked that a March 31, 2024 deadline be settled for coordinating plan sheets.

Brian then proposed a design of a “skid mounted” domestic sewage treatment facility, which would not need to be housed in a building. This was the first appearance of this. It was on an 8x11 sheet of paper showing a “skid mounted” sewage treatment facility. Engineer Todd Pysher and the Township were never showed that document. Brian stated he could not share it as it is NDA. Scott asked if it could be released and if the Township had verification that it could sit outside of a building that would solve the financial security building issue.

In wrapping this discussion up, the Township will require financial security for the sewage treatment facility and the building if it is to remain in a building. The Township will not alter that decision. The Township and our engineer have a responsibility to protect the township from financial loss. The Ordinance and MPS are put in place to do that. Nicholas Meats needs to obtain a permit from PA DEP for the proposed domestic sewage treatment facility and develop a complete cost estimate for financial security purposes for our engineer’s review and then post financial security with the Township. Nicholas Meats hopes to get a letter signed by the manufacturer on exactly what is needed for the “skid mounted” facility. Scott said that sounds like a Plan. It would need to be reviewed by the Township engineer.

**The Planning Commission Report:** Jeff Corson was present and reported that the Planning Commission met on February 21, 2024. The first item on the agenda was John L Stoltzfus/EJ Commerce LDP. The Planning Commission recommended by vote that the Board of Supervisors approve the LDP with conditions:

1. NPDES approval from DEP.
2. Respond to all review comments.

The Planning Commission did not sign or date the Plans

The Board reviewed the LDP as well as the conditions. Robert Bressler motioned to conditionally approve the LDP with the conditions:

1. NPDES approval from DEP.
2. Respond to all review comments from Todd Pysher our township engineer.

Robert Bressler motioned to conditionally approve the Plan that was presented. Rodney Weaver seconded the motion. Motion carried. The Board did not sign the Plans or date them.

John Stoltzfus was present and asked about recording the Plans. Todd stated that he has 90 days to record the Plans once they are signed. John asked about the maintenance in the Stormwater Ordinance. It was stated that it would be amended. John also asked about financial security and again it was explained from the Ordinance how financial security is met.

The next item on the Planning Commission was Brian Wynn (Wynn-Tec) LDP. The Planning Commission approved by vote the LDP with the following conditions:

1. Barring and distances.
2. The Sewage Permit is approved by DEP.
3. Obtain a DEP document to satisfy the site visit.

The Board of Supervisors reviewed the Plan. It was also stated by the BOS that on recommendation of our solicitor there was no evidence on the township's viewpoint to not approve the Wynn-Tec LDP. Some discussions took place between Brian Wynn and officials of Loganton Borough. Matt Miller stated that was between the Borough and Brian Wynn. The Township is not liable.

Robert Bressler motioned to approve the Wynn-Tec LDP with the conditions of:

1. Barring and distances are satisfied.
2. Sewage permit approval by DEP.

Rodney Weaver seconded the motion. Motion carried.

Ike Kauffman handed the Board of Supervisors a letter granting the Township a 90-day extension for the Sugar Valley Produce Auction LDP.

**Report of Zoning Officer:** Zoning Officer Kyle Kehoe emailed February's report in the amount of \$340.00

**Emergency Management Coordinator Report:** Chris was present and asked The Board of Supervisors to approve Resolution 060524-01 Clinton County 2023 Hazard Mitigation Plan for Greene Township.

**Minutes:** The minutes were emailed to the Board of Supervisors. Robert Bressler motioned to accept the minutes from the February 6, 2024 meeting as presented. Rodney Weaver seconded the motion. Motion carried.

**Treasurers Report:** The Board inspected February paid invoices as well as February payroll at a work session prior to the Board of Supervisor meeting. The Treasurer's Report was reviewed. The General Fund Account stands at \$440,800.92. Liquid Fuels State Account Balance is \$714.69. 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 March 2024. Rodney Weaver seconded. Motion carried.

Nicholas Escrow Account balance as of 1/31/24 was \$139,885.62 which includes interest of \$82.16.

### OLD BUSINESS

**Solar Ordinance:** Was adopted on February 6, 2024.

**General Code:** General Code asked that we continue to send any ordinances as subsequently adopted that effect the Zoning Ordinance.

**Sustainable Resource Project (SRP) Preliminary LDP:** Conditions 3 and 4 still need to be met.

**Nicholas Meat, LLC Sewage Deposal Plan:** NM has not submitted an application to DEP.

**NM Stormwater LDP:** Nicholas had no additional information to report this month.

### NEW BUSINESS

**2024 Road Project:** Two proposals were presented to the Board of Supervisors. Russell Standard bid proposal was \$169,556.25. Midland Asphalt Materials, Inc. bid proposal was \$160,738.40. Robert motioned to accept the low bid of \$160,738.40 from Midland Asphalt Materials as presented. Rodney Weaver seconded the motion. Motion carried. The secretary will notify Midland and Russell Standard of the results. The Board signed the proposal.

Grant Application was received from Clinton County Commissioners: The Board asked that Mala apply for the grant for our Road Project. It is due April 10, 2024.

**Resolution 030524-02:** A resolution of the Greene Township BOS setting of fees for activities related to the Greene Township Zoning Ordinance; namely for applications and permits. Robert Bressler motioned to adopt Resolution 030524-02 as presented. Rodney Weaver seconded the motion. Motion carried.

**Resolution 030524-03:** A resolution of the Greene Township Board of Supervisors setting a deadline for agenda items. Robert Bressler motioned to adopt Resolution 030524-03 as presented. Rodney Weaver seconded the motion. Motion carried.

**The Zoning Map Amendment:** The Board of Supervisors will be joining the Planning Commission meeting on March 20, 2024 at 7:00PM to amend the Greene Township Zoning Map.

The Board of Supervisors responded to Rob Willig OAG concerning NM/Road Bond.

Correspondence:

1. Wayne Township Landfill. The tire collection is scheduled for May 17 & 18, 2024
2. Letter received February 29, 2024 – Liquid Fuels deposit of \$103,392.60 on March 1, 2024.
3. Letter from K Dale Sellers advertising FDR to municipalities.
4. Letter received February 29, 2024 from Rob Willig OAG concerning Jim Harbach.

**Adjournment motion Robert/Rodney.** Motion carried at 8:30 PM: The next meeting will be on **Tuesday April 2, 2024 at 7:00 P.M.**

Respectfully Submitted, Mala Moore