

**GREENE TOWNSHIP  
BUSINESS MEETING  
APRIL 2, 2024**

Present:

Rodney Weaver	Matthew J Miller	
Robert Bressler	Mala Moore	
Kyle Kehoe – Zoning Officer	Zachary DuGan – Twp. Solicitor	
Scott Williams – Twp. Solicitor	Chris Scaff – EMC for Greene Township	
Commissioner Angela Harding	Commissioner Jim Russo	
Commissioner Jeff Snyder	Ned Slocum – Milnes Engeneering for NM	
Steve Gibson – Clinton County Planning	Mark Clinton County Chief Assessor	
Jeff Corson	Gayle Phillips	
Mary Ann McHale	Ivy Dolan	
John L Stoltzfus	Ike Kauffman	John K Fisher
Jim Harbach	Coreena Meyers	Rich Lasallie
Amos Glick	Ike K Esh	MS
Jake Fisher	Omar Kauffman	Jack
Benuel K Stoltzfus	Chris King	Ben Zook
Ron Brungart	Burt K G	Samuel G Fisher
Brian Miller	Mark Anderson	John S Fisher
Donald Lamey	Dan K Stoltzfus	Diane Ferster

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

The County Commissioners, County Chief Assessor and County Planner were present at our meeting to discuss UPI (Unified Parcel Ordinance) and what the County expects going forward. Steve Gibson County Plan Administrator explained that when there are two parcels owned by the same landowner and a structure does not meet setbacks, a survey of lot consolidation will need to be completed. The description must describe Parcel 1 then describe Parcel 2 then a description describing the two together as one parcel. The County is calling this a clean deed. In the case of Reuben Esh property, the County rejected the deed that was presented. Kyle stated that a Zoning Permit for Reuben Esh was granted with a 90 day time to complete the Lot Consolidation Plan.

Jeff Corson asked Steve if the Township would need to rewrite the SALDO. Jeff read the definition of subdivision from our SALDO and thought it confusing. Steve Gibson stated that the definition is directly from MPC (Municipal Planning Code). Any line change is a subdivision.

Mark Anderson spoke next explaining high tunnel assessment at the County level. Mark stated he would be visiting properties and make an assessment. For instance, if the high tunnel is heated it is assessed as a structure if it a temporary structure that will be taken down and used only a seasonal portion of the year then it will not be assessed. Mark stated that it is important to know what the use is for tax purposes.

Jeff Snyder spoke of the meeting that took place at the SV Produce Auction that it was stated that there was a breakdown of communication. Jeff stated that communication works both ways. Kyle stated that the communication is through a thoroughly completed Zoning Permit Application so that the purpose is clear which saves time and money.

John L Stoltzfus discussed his LDP and the time it took. He picked up his Plans that night for recording at the County. The Planning and the Supervisors signed the Plans late last week.

**Public Comment:**

Benuel K Stoltzfus Jr. asked the Board of Supervisors if he could continue to operate his Loganton Equine Supply store as he has not been able to move along with his LDP due to questions on his project with DEP. Kyle stated that he is addressing the wrong Board. He is in violation with state code. He will need to address the UCC Board of Appeals. Benuel stated that the previous Zoning Officer permitted him to open a store though the permit was written for a 50X72 horse barn. In conclusion, Benuel and his engineer will need to contact DEP for clarification on his project and what permit is required according to what he is constructing. Kyle stated that the Township is not holding him up.

Nicholas Meats sent out a proposal in an email on March 28, 2024. Brian Miller stated that if they use the “skid mounted” sewage facility system, it would not need to be housed in a building thereby eliminating financial security for a building. As stated in last month’s minutes, 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. Scott said the Township would need time for a study of the proposal sent from Nicholas Meats.

Ned Slocum talked with our engineer Todd Pysher concerning Condition 5. It was determined that D-10 will be removed from the Plan and replaced with W-3. Ned will contact the Township secretary to hand deliver the corrections and physically remove and adjust the Plan.

**The Planning Commission Report:** Jeff Corson was present and reported that the Planning Commission met on March 20, 2024. First item was John L Stoltzfus/EJ Commerce LDP. The Planning Commission signed the Land Development Plan as all conditions were met. Amending the Zoning Map was discussed and there are some questions that need to be addressed with the Clinton County GIS Dept.

**Report of Zoning Officer:** Zoning Officer Kyle Kehoe emailed the March report in the amount of \$3,256.00

**Emergency Management Coordinator Report:** Chris was not present.

**Minutes:** The minutes were emailed to the Board of Supervisors. Robert Bressler motioned to accept the minutes from the March 5, 2024 meeting as presented. Rodney Weaver seconded the motion. Motion carried.

**Treasurers Report:** The Board inspected March paid invoices as well as March payroll at a work session prior to the Board of Supervisor meeting. The Treasurer’s Report was reviewed. The General Fund Account stands at \$452,840.51. Liquid Fuels State Account Balance is \$98,704.18. 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 April 2024. Rodney Weaver seconded. Motion carried.

Nicholas Escrow Account balance as of 2/29/24 was \$139,957.86 which includes interest of \$72.24.

## OLD BUSINESS

**The Zoning Map Amendment:** Amend the map for C-2 only, not C-3. Suggestions were made on whether to follow the plot lines or do a dimension length for Residential zoning. More discussions/work sessions will need to take place.

**General Code:** They are working on their second analysis.

**Sustainable Resource Project (SRP) Preliminary LDP:** Conditions 3 and 4 still need to be met. This was discussed in the agenda.

**Nicholas Meat, LLC Sewage Deposal Plan:** NM has not submitted an application to DEP. This was discussed in the agenda.

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

## NEW BUSINESS

**2024 Road Project:** Midland Asphalt was awarded the Road Project. A signed contract was sent to them.

**Grant Application** was hand delivered to the Clinton County Commissioners on March 28, 2024.

**Midland Asphalt Materials:** We received a proposal to seal coat some of the township roads. The Board unanimously agreed to forego that project do to The 2024 Road Project. Rodney will notify Midland of the decision.

Executive session was held on March 14, 2024 for legal/personnel matters.

Correspondence:

1. Wayne Township Landfill. The tire collection is scheduled for May 17 & 18, 2024
2. Bradco Supply Expo: Save the date September 26, 2024.
3. CCATO: Save the date – Thursday June 6, 2024 – Register May 28, 2024.

**Adjournment motion Robert/Rodney.** Motion carried at 9:00 PM: The next meeting will be on **Tuesday May 7, 2024 at 7:00 P.M.**

Respectfully Submitted,  
Mala Moore