

# GREENE TOWNSHIP BUSINESS MEETING JUNE 4, 2024

Present:

Rodney Weaver  
Robert Bressler  
Alicia Cramer  
Tom Jeffries  
Shirley Jeffries  
Gene Nicholas  
John Fisher  
Jim Harbach  
Coreena Meyers  
Donald Lamey  
Samuel B Beiler

Matthew Miller  
Mala Moore  
Betsy Phillips  
Gayle Phillips  
Doug Nicholas  
Justin J Snook  
Ike Kauffman  
Benuel K Stoltzfus Sr.  
Duane Eichenlaub  
Ron Brungart  
MSS?

Charles Rosamilia Jr.  
Patricia Leigey  
Anne Doerr  
Seth Rippey  
Robert Schena  
Brian Miller  
Benuel K Stoltzfus Jr  
Ike Esh  
Burten C Ware III  
Carrie Pauling

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

Duane Eichenlaub of Nicholas Meats, LLC presented the Board with a letter dated May 29, 2024 formally requesting that Greene Township waive certain financial security requirements of the Greene Township SALDO for Nicholas Meats, LLC Sustainable Resource Facility Project (SRF). Supervisor Robert Bressler stated that Nicholas Meats situation is not about financial security for the SRF Project, which is what was told the public. The situation is your domestic sewage. He then referred back to 2018 when a 20,000 gallon domestic holding tank was temporarily allowed for the domestic sewage per DEP. DEP instructed the Township not to issue any building permits that would include restrooms and increase the flow of domestic sewage. The Township maintains that the next step in the process is you must have a design and an application submitted to DEP to obtain your sewage permit. DEP Act 537 deals with construction of the domestic sewage facility. The issue is between you and DEP, and you have thrown the Township under the bus and we are not staying there. I refer to the agendas for the past year where Nicholas Meat has not made application to DEP. If you choose to go the route of not obtaining the equipment and getting it on site, the Township could be responsible for finishing the project. As long as that possibility exists, however remote it may be this Board of Supervisors would be completely out of line to expect the taxpayers and residents of Greene Township to assume that bill. The Board stated that before anything can move forward, Nicholas Meats must get the design, an application and a permit from DEP for your domestic sewage.

## PUBLIC COMMENT:

Charles Rosamilia Jr was present and represented Jim Harbach to discuss bonding of roads in the Township. The Township adopted a Weight Limit Ordinance on July 6, 2021. The Ordinance reads that if the Board determines that local traffic is likely to damage the road, it may ask that the hauler bond the road. Supervisor Rodney Weaver was approached by Jim Harbach questioning bonding for hauling liquid manure with a tanker trailer (80,000 lbs.) with as many as 100 loads. The Township's position was that a road bond would be required. The road was damaged by a hauler in 2022 using the same type of tractor trailer hauling multiple trips for a week or more.

Mr. Rosamilia questioned local traffic. Scott T Williams explained that while the Township Ordinance makes an exception for local deliveries, there is also an exception to the exception allowing the Board of Supervisors to determine that local traffic could damage the road and that is what the Board has determined. He discussed the three types of road bonds: 1. Cash bond. 2. An irrevocable line of credit. 3. Surety Bond issued by a bonding

company. Jim questioned needing \$12,500 per mile. It was explained that when bonding there is a percentage of 3% more or less, depending on the bonding company.

Supervisor Rodney Weaver stated “is it fair for the residents of the Township to have to pay for fixing a road damaged by a farmer, or any overweight vehicle?”

John L Stoltzfus questioned why he needed financial security for his project? Matthew Miller answered by stating that John chose to do site improvements and build, thereby financial security is required.

Ike Esh was present and questioned whether he would need stormwater for his project. The Board advised him to fill out a zoning application and submit it to Kyle Kehoe, the Zoning Officer for that determination.

At the May 7, 2024 meeting, The Board of Supervisors added two summary pages to their zoning application that will help determine stormwater or land development when applying for a zoning permit

Seth Rippey was present and asked how the stormwater ordinance came about. Robert Bressler explained that Act 167 (The Pennsylvania Stormwater Management Act of October 4, 1978) empowers municipalities like Greene Township to enact a stormwater management ordinance. In 2007, Greene Township Supervisors adopted Fishing Creek/Cedar Run Watershed Act 167 Stormwater Management Ordinance. This Board of Supervisors adopted a new Stormwater Ordinance in October 4, 2022. Part of the requirement of the previous ordinance was that construction greater than 1,000 sq. Ft. was subject to that Ordinance. This replaced Ordinance was increased to 5,000 sq. Ft. Also calculations that were more involved were taken out. The Township Supervisors maintains that the Stormwater Ordinance in place at this time will be enforced as mandated by the State of Pennsylvania. Robert went on to say that the Office of Attorney General was given letters from three residents questioning ACRE law. We received a letter from Rob Willig on December 27, 2023 recommending some changes to our Ordinance. The changes that were recommended will be discussed on the agenda under Greene Township Planning Commission. Alicia will be presenting those recommendations to the Board for review. Seth Rippey commented that it appears the Board is trying to maintain consistently with enforcing what has been mandated.

**Minutes:** The minutes were emailed to the Board of Supervisors. Robert Bressler motioned to accept the minutes from the May 7, 2024 meeting as presented. Rodney Weaver seconded the motion. Motion carried.

**Treasurers Report:** The Treasurer’s Report was presented to the Board of Supervisors for their review. The General Fund Account stands at \$510,552.82. State Liquid Fuels balance is \$99,109.30. After reviewing the reports/payroll/invoices Robert Bressler motioned to accept the Treasurer’s Report as presented. Rodney Weaver seconded. Motion carried.

Robert Bressler motioned to allow the treasurer to pay all incoming bills for the month of June 2024. Rodney Weaver seconded. Motion carried.

Nicholas Escrow Account balance as of 4/30/24 was \$140,109.94 which includes interest of \$79.80.

John L Stoltzfus Escrow Account balance as of 4/30/24 was \$296,890.49 which includes interest of \$169.09.

**The Planning Commission Report:** Alicia was present and stated that the Planning Commission held a meeting on May 17, 2024, for the purpose of amending the Zoning Ordinance, Stormwater Ordinance, and the Zoning Map. Also present at the meeting was Robert Bressler and Rodney Weaver. She presented a list of amendments. The Board of Supervisors reviewed the amendments as presented. Robert Bressler motioned and was seconded Rodney Weaver to accept the amendments. The Township solicitor Scott T Williams was given the amendments for review.

**Report of Zoning Officer:** Zoning Officer Kyle Kehoe emailed the May report in the amount of \$1,187.00. There were a total of six zoning applications issued and one application incomplete. A letter was sent to the applicant.

**Emergency Management Coordinator Report:** Chris was unable to attend the meeting.

### OLD BUSINESS

**The Zoning Map Amendment:** Amending was recommended by the Planning Commission and forwarded to our attorney for review.

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

**Sustainable Resource Facility (SRF) Preliminary LDP:** Discussed as an agenda item. In the LDP, Conditions 3, 4, and 5 are still outstanding. Ned Slocum, Nicholas Meats, LLC Engineer plans to be at the Township building to make adjustments to the Plan so that condition 5 will be satisfied.

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

**NM Stormwater LDP:** Nicholas Meats, LLC had nothing to report.

**2024 Road Project:** Rodney reported the Project may be as early as Thursday, June 6, 2024, weather permitting.

**Grant Application:** The County sent a letter dated May 5, 2024, denying our grant application for this year's Project.

**SVCC Produce Auction:** Ike Kauffman was present and stated that he would like to be on the agenda for the July 2, 2024 meeting. The Board accepted that request.

**Carpet Cleaning/House cleaning:** The secretary will schedule it for June.

### NEW BUSINESS

**Amendments for the Zoning Ordinance:** As reported in the Planning Commission report, Robert Bressler motioned to accept the amendments to the Zoning Ordinance, Stormwater, and the Zoning Map. Rodney Weaver seconded the motion. Motion carried.

**Zoning Hearing:** The Zoning Hearing for Isaac and Annie Esh took place on May 13 and resumed on May 29, 2024. The Zoning Hearing Board denied the variance. A Written Decision of the proceedings is forthcoming from the Township's Zoning Hearing Board Attorney Frank Miceli.

Correspondence:

1. Response letter from Rob Willig to Jim Harbach ACRE complaint. Mr. Willig determined that there was no ACRE violation as the construction was done prior to receiving the letter. Mr. Willig considered the issue moot.
2. Wayne Township Landfill Hazard Waste Collection will take place on July 20, 2024.
3. Bradco Supply Expo: Save the date September 26, 2024.
4. CCATO: Save the date – Thursday June 6, 2024.

**Adjournment motion Robert/Rodney.** Motion carried at 9:15 PM: The next meeting will be on **Tuesday July 2, 2024 at 7:00 P.M.** Respectfully submitted, Mala Moore, Secretary/Treasurer