

GREENE TOWNSHIP BUSINESS MEETING AUGUST 5, 2025

Present:

Rodney Weaver
Robert Bressler
Shirley Jeffries
Doug Nicholas
John Ferster

Matthew J Miller
Mala Moore
Tom Jeffries
Duane Eichenlaub
Ed Frimel

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

Hearing: Enactment of Ordinance 2025-01. Matthew read the legal notice that appeared in The Express on July 16 and again on July 23, 2025. Comment time was given. Tom Jeffries commented that it appeared to him that all sections were clarification only (cleanup). With no other comments, the Board closed comment time. Supervisor Robert Bressler motioned Enactment of Ordinance 2025-01. Rodney Weaver seconded the motion. MCU Hearing concluded.

Minutes: The minutes were emailed to the Board of Supervisors. Robert Bressler motioned to accept the minutes from the July 1, 2025 meeting as presented. Rodney Weaver seconded the motion. MCU

Treasurers Report: Financial reports of revenues and expenditures were distributed for an approval. The General Fund Account is \$341,552.81. Liquid Fuels State Account Balance is \$88,048.81. The Board also reviewed July payroll and July paid invoices. Robert Bressler motioned to accept the Treasurer's Report/payroll/invoices as presented. Rodney Weaver seconded the motion. MCU

The Board authorized the treasurer to pay all incoming bills for the month of August, 2025.

John L Stoltzfus Escrow account as of 06/30/25 is \$7,885.62 which includes interest of \$2.06.

Jesse Glick Escrow Account was as of 6/30/25 is: \$54,215.72 which includes interest of \$14.17

Benuel K Stoltzfus Jr. (Snook Farm Land Development) Escrow Account as of 6/30/25 is \$127,388.30 which includes interest of \$33.30. The Escrow Account was closed on July 25, 2025 and was replaced with a Letter of Credit in the amount of \$127,353.60 from FCCB (First Citizens Community Bank). Upon closing the account, a cashier's check in the amount of \$127,409.22 was delivered to Benuel K Stoltzfus Jr. on July 25, 2025.

A new Financial Security Agreement from Attorney Zachary DuGan was presented for the Board of Supervisors approval. Robert motioned to approve the Financial Security for Benuel K Stoltzfus Jr. Rodney Weaver seconded the motion. MCU

A letter of credit from FCCB for Benue K Stoltzfus Jr. was presented. Robert Bressler motioned to authorize the secretary, Mala Moore to sign the Letter of Credit in the amount of \$127,353.60. Rodney Weaver seconded the motion. MCU

Nicholas Meat, LLC – SRF Project – Financial Security: Duane Eichenlaub presented a letter to the Board and Solicitors and proceeded to read the letter.

Robert Bressler corrected that the Township is not holding up the SRF Project. The Financial Security is for the Sewage Facilities Treatment. Act 537 Plan was amended and the permit was approved for a sewage facilities. The Sewage Facilities is not for the SRF Project but rather to take care of the present plant.

Zachary DuGan commented that the letter of Conditions in July of 2023 was signed by Nicholas Meat, LLC. Condition 1 was entering in and posting financial security.

Zachary commented that our engineer suggested having phases of the project so as to decrease the amount of financial security. Nicholas Meat contends that is not possible and that a waiver needs to be allowed. Zachary referred to the letter from July 25, 2025 that there is no rebuttal to a denial as there are no hardships found.

Scott Williams commented it is not private; the 537 Plan makes it public as DEP can hold the Township responsible. Scott will review the most recent letter.

Zachary also commented that other residents are posting Financial Security for their projects, so why should Nicholas Meat be any different. Again it was suggested phasing the project. Perhaps Milnes Engineering could send some tech drawings to Todd Pysher to look at what could be done. Site improvements could still be done without the posting of financial security.

Matthew Miller commented that DEP issued the permit on May 16, 2025. He then asked Nicholas Meat, LLC representatives if they have made any steps toward purchasing the Sewage Treatment Facility. Matt said that it was stated in past meeting's that a sewage treatment facility purchase is 40 week lead-time, so has it been purchased? Why have you not moved forward?

Robert Bressler commented to use the design and purchase the piece of equipment, have it delivered and then you would not have to post financial security. The equipment would need to be purchased and on site and then financial security can go away. Ten weeks have gone by and you have done nothing.

Douglas Nicholas commented that NM did not want to spend a million dollars and have the treatment facility sitting out in the weather. The Board rebutted that in past meetings when a picture was shown of the future facility, it was a standalone piece of equipment, not in a building.

Scott Williams commented that exposure to a 537 Plan cannot be waived by the Township.

The Township Supervisors will not give a wide open waiver for Financial Security.

Public Comment: Shirley Jeffries was present and commented about the missing sign for 4th Gap Road. Rodney is aware of it and will order another one. Stop signs and Road signs continue to disappear throughout the Township. If anyone has information, please call the Township at 570-725-3938 and report it.

The Planning Commission Report: The Planning Commission met on July 16, 2025. Their agenda included

1. Making any comments for the upcoming Zoning Hearing for Cellusite
2. Review Christ Stoltzfus Component 1 Sewage Planning Module and signing same so that it can be sent to DEP for approval.

Report of Zoning Officer: Zoning Officer Kyle Kehoe emailed the July zoning report. The amount collected for the month was \$490.00.

Emergency Management Coordinator Report: Chris was not present.

UNFINISHED BUSINESS

General Code: The Board of Supervisors enacted Ordinance 2025-01. The secretary will send the sign copy to General Code so that publishing can be completed.

Nicholas Meat, LLC Sewage Disposal Plan: The Township received a letter dated May 16, 2025 from PA DEP stating the permit for Water Quality Management permit was obtained. Nicholas Meat, LLC can now design and construct the Sewage Facilities Treatment for the Nicholas Meat, LLC plant.

Sustainable Resource Project (SRP) Preliminary LDP: Conditions 3 & 4 are outstanding. Our solicitor Zachary DuGan with the Board's instructions responded to their letter dated July 1, 2025. The response letter dated July 22, 2025 denied the request due to no hardships.

Crack Seal for 2025: Russell Standard completed the crack seal project and the invoice was paid.

2025 Road Project: The Road Project was completed on July 28, 2025. The Board reviewed the invoice and approved payment. The invoice will be paid out of the State Liquid Fuels Account.

2009 GMC: The GMC was sold on Municibid for \$18,950.00. The payment, transfer, and delivery are pending.

CD: On July 15, 2025, \$200,000 was withdrawn from FNB General Fund account and placed into a 7-month CD at a rate of 4.25%.

NEW BUSINESS

Jesse Glick (Daniel U & Elizabeth Glick) Subdivision: The Township received a certified letter from Daniel & Elizabeth Glick asking for release of their Financial Security. Todd Pysheer visited the site on July 15, 2025 to view site improvements. He recommended that the Board of Supervisors release the full amount of Financial Security that was held in an Escrow Account at FNB. Robert Bressler motioned the authorization of the Greene Township Secretary/Treasurer to release the funds and close the account. Rodney Weaver seconded the motion. MCU The secretary/treasurer will take care of closing the account and delivering the bank certified check to the Glick's.

WagMyr Woodlands: The Board of Supervisors unanimously tabled the decision to lift the moratorium for Zoning/building permits at WagMyr Woodlands for new development. After, the tabling decision was made John Ferster took time and shared a summary report with Scott Williams outlining the HOA view on the WagMyr Woodlands roads and their opinion. Their (HOA) position is not to lift the moratorium at WagMyr Woodlands.

Line Painting Proposal: The Board will seek proposals for line painting of certain Township roads for the September meeting.

Correspondence:

1. PSATS Regional Forums for 2025.
2. Cedar Run Environmental Service, Inc. – Act 14 letter – (Jacob Jeffries) Municipal Notification. The Board reviewed and no comments were submitted.
3. Letter received from DEP dated July 25, 2025 approving Christ Stoltzfus Component 1 Sewage Facilities Module.
4. PSATS Public Works Expo December 15 & 16, 2025. Winter maintenance!!

Adjournment motion Robert/Rodney. Motion carried at 8:18 PM: The next meeting will be on **Tuesday September 2, 2025 at 7:00 P.M.**

Respectfully Submitted,
Mala Moore