

GREENE TOWNSHIP BUSINESS MEETING OCTOBER 7, 2025

Present:

Rodney Weaver

Robert Bressler

Scott T Williams (Twp. Solicitor)

Tom Jeffries

Jeff Corson

Thomas Snook

Matthew J Miller

Mala Moore

Chris Scaff

Gayle Phillips

MaryAnn McHale

Rick Stover (Berkheimer (Tax Collection))

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 2, 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 \$375,118.32. Liquid Fuels State Account Balance is \$14,922.57. The Board also reviewed September payroll and September paid invoices. Robert Bressler motioned to accept the Treasurer's Report/payroll/invoices as presented. Rodney Weaver seconded the motion. MCU

CD (Certificate of Deposit): On July 15, 2025, \$200,000 was withdrawn from FNB General Fund account and placed into a 7-month CD at a rate of 4.25%.

John L Stoltzfus Escrow account as of 08/29/25 is \$7,888.85 which includes interest of \$1.56 (0.25%).

Benueal K Stoltzfus Jr. (Snook Farm Land Development) The Township is now holding a Letter of Credit in the amount of \$127,353.60 with FCCB (First Citizens Community Bank).

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

Business Privilege Tax Collection: The Board received a letter from Keystone Central Tax Office informing all municipalities that KCSD Tax Office would no longer collect those two taxes starting January, 2026. Rick Stover from Berkheimer emailed the Board a proposal for collecting Business Privilege Tax Collection as follows:

1. 2.25% of taxes collected and disbursed
2. This quote aligns with our understanding of your current needs
3. Postage is not included in this quote.
4. Pricing is subject to an annual 5% adjustment based on the economic trends.

The packet also included a table of contents outlining the collection process.

Local Service Tax Collection: Rick Stover also presented the proposal for the Local Service Tax Collection as follows:

1. Compensation: 1.75% current and delinquent
2. This quote aligns with our understanding of your current needs.
3. Postage is not included in the quote.
4. Pricing is subject to an annual 5% adjustment based on economic trends.

The packet also included a table of contents outlining the collection process.

The Board and our solicitor had questions and discussion. No action was taken until the proposals can be reviewed by the Board and our Township solicitor.

Scott Williams was present at our meeting and asked that both proposals be emailed to his office for his review. The secretary will take care of that request.

Public Comment: Tom Jeffries asked about the deposit of \$100.00 for a liquor license. The Board replied it is for Twilight Diner. Also Jeff Corson asked if a permit was issued for the bridge repair at WagMyr Woodlands Lane. The Board replied that there were no permits issued from Greene Township.

The Planning Commission Report: The Planning Commission met on September 17, 2025. Their agenda included

1. Tom Snook Plan Review. The Planning Commission recommended the Plan with two conditions.
 - a. Notarized signatures of applicants on the Right-of-Way Agreement.
 - b. Consolidation deeds be prepared for recording and be reviewed by the Township solicitor.

The Planning Commission signed the Plan.

2. The Planning Commission discussed Data Centers in Greene Township. The Planning asked that it only be permitted in the I (Industrial Zone) with Conditional Use Hearing Approval.

Tom Snook was present and presented the Board of Supervisors the Preliminary/Final Subdivision Lot Add-On for their review. Tom also presented the ROW agreement. This Agreement was reviewed by Scott Williams and was found to be satisfactory, however, signatures still needed to be obtained. Robert Bressler motioned to approve the Plan with the conditions:

1. Lot consolidation deeds be prepared and reviewed by our solicitor.
2. Notarized signatures be obtained by the applicant.

Rodney Weaver seconded the motion. MCU The Board of Supervisors did not sign the Plan. The secretary will send the applicants the 15-day letter as required in the SALDO.

Report of Zoning Officer: Zoning Officer Kyle Kehoe emailed the September zoning report. The amount collected for the month was \$220.00.

Emergency Management Coordinator Report: Chris stated new system will be in place soon.

UNFINISHED BUSINESS

General Code: General Code sent via USPS five completed Zoning Ordinance books.

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. Nicholas Meat, LLC was not present, therefore, no progress report was presented.

Sustainable Resource Project (SRP) Preliminary LDP: Conditions 3 & 4 are still outstanding. The response letter dated July 22, 2025 denied the request due to no hardships. The Board of Supervisors was presented a letter at our meeting on August 5, 2025 from Nicholas Meat, LLC. Duane Eichenlaub read the letter aloud and discussion followed. The Board sent out a letter dated September 11, 2025 confirming that the financial security waiver request was denied by the Board as it was determined due to no hardships.

Chevy Recall letter: We received a second letter for recall. Rodney will schedule an appointment.

Line Painting Proposal: Alpha Space Control will contact Greene Township on Wednesday, October 8, 2025 to schedule line painting for 2.60 mile.

Dirt & Gravel Application: The Dirt & Gravel Application will be completed and be hand delivered to the Clinton County Conservation District as deadline is October 31, 2025.

WagMyr Woodlands: The Board of Supervisors with our attorney, Scott Williams again discussed removing permit restrictions issue that was discussed and tabled at the August 6, 2025. Scott stated the Township has no rule that can deny development or permit restrictions to property owners WagMyr Woodlands. The judgment was with WagMyr Woodlands not property owners. Supervisor Robert Bressler motioned to remove the permit restrictions and development on all WagMyr Woodlands property with the exception of WagMyr Woodlands (two lots). Rodney Weaver seconded the motion. MCU

NEW BUSINESS

Data Center Ordinance: Our attorneys, Scott and Zachary sent three sample ordinances of Data Center material for review. The Board reviewed the material and discussed with Scott. The Greene Township Planning Commission asked be written that Data Centers be made a Conditional Use in the Industrial Zone. Scott noted that and will have something ready for review.

ATV Ordinance: The Board was presented with an ATV/Snowmobile Ordinance from our solicitors Scott Williams and Zach DuGan. After reviewing and discussion, Robert motioned

that the notice be published for a Public Hearing at our November 5, 2025 meeting. Rodney Weaver seconded the motion. MCU

Clinton TCC delegates: The Clinton TCC delegates had their meeting on September 29, 2025 solely to sign the proposal for EIT Collections with Berkheimer. Sadly the Proposal was not presented as counsel on Berkheimer and TCC did not present the proposal. All municipalities were given a timeline from Berkheimer to pass resolutions authorizing Berkheimer to begin collecting the EIT in January, 2026. TCC next meeting is October 29, 2025 to approve and sign the new proposal. The timeline for the resolution authorization is November 15, 2025. Scott asked to be emailed the resolution for his review. The secretary will take care of the request.

Western Star Repair: Upon an analysis, Carroll Truck Garage found that a deaf header needed to be replaced and is not under the warranty. Carroll Truck Garage reported that they were not able to find a replacement. Bresslers Garage found one and installed it in the truck. He reported that it is a common problem. Carroll Truck Garage did find one after it was repaired, so now we have an extra part.

Goodwill Hose Ambulance Assoc, Inc.: The Board discussed the letter asking for \$4,500 for insurance support. The secretary also presented a call report and contacted DCED and PSATS asking advice. Though either DCED or PSATS are not allowed, they did state that Second Class Township Code Section 1553 states in summary that Township shall be responsible for ensuring the fire and emergency medical services are provided including financial and administrative assistance.

Tom Jeffries commented that Jersey Shore Ambulance serves the east (Carroll) part of the Township. Much discussion took place. The Board looked at the call report and asked the secretary to find out how many calls were made on I-80. Mala was also asked to request a budget from Goodwill. It will be discussed further.

Correspondence:

1. PSATS Regional Forums for 2025.
2. PSATS Public Works Expo December 15 & 16, 2025. Winter maintenance
3. Certified letter from Bresslers Environmental Service dated august 29, 2025.
4. Letter received from DEP dated September 29, 2025.
5. November 5, 2025 proposed 2026 Budget for review at 6:00PM – 688 East Valley Road.

Adjournment motion Robert/Rodney. Motion carried at 8:35 PM: The next meeting will be on **Wednesday, November 5, 2025 at 7:00 P.M.** A public work session is scheduled for 6:00PM to review the 2026 Budget.

Respectfully Submitted,
Mala Moore