

**Cumberland Township Board of Supervisors  
May 22, 2014 Workshop Minutes**

Chairperson Underwood called the workshop to order at 8:30 a.m. Present were Supervisors Paddock, Toddes, Underwood, Waybright and Ferranto; Township Manager Ben Thomas, Jr., Solicitor Jason Kelso, Secretary Carol Merryman, Police Chief Don Boehs and Township Engineer Tim Knoebel. Others present were Dale Molina, Carolyn Greaney, Pat Abel, Rob Lauriello, Jim Piet and Speros Marinos. The workshop was recorded.

**Engineer/Plans:**

Mr. Knoebel explained the history of the Cambridge Crossing Subdivision and Land Development Plan that consisted of 126 townhome condominiums and has been in the approval process since 2005. He explained that there is access to the development from Table Rock Rd., Boyd's School Rd. and Biglerville Rd. He added that Phase I is accessed from Table Rock Rd. and the site improvements are mostly constructed. He reported that in January 2006, the entire plan got final approval and in 2008 the developer decided to scale the project back and they filed a final plan for just Phase I. At that time there was a Memorandum of Clarification stating that the previously approved final plan would now be considered an approved preliminary plan and Phase I got final approval. This revised submission modifies the previously approved Phase I Final Plan by creating a Planned Unit Development (PUD) and it subdivides the units and the three phases. Mr. Knoebel went over the comments from his May 21, 2014 review memo. Mr. Knoebel reported that the developer has paid for 126 sewer tapping fees and the Traffic Impact Fees have been paid. The builder, Pat Abel, asked the Board if he could pay the \$1,000.00 per unit Park and Rec fees at the time he got the building permit for the six-unit building and that will have to be researched for action on Tuesday night. Solicitor Kelso stated that they should have the Developer's Agreement and Stormwater Management Operations and Management Agreement worked out by Tuesday night.

Greenmount Act 537 Plan update - Mr. Knoebel reported that Cumberland Township Authority is making progress with the agreement related to the design specifications of Timeless Towns' wastewater treatment plant and the goal is to have something for the Board to review in June.

**Public comment:**

Speros Marinos, 912 Baltimore Pike, thanked the Board for not merging the Police Department. He reported that there is still a problem with noise coming from The Pike and he explained the changes that have happened at the property going from a restaurant to a night club. He added that they have very much improved. Mr. Marinos thanked the staff for initiating the Township sign project with PennDOT and they have been putting the signs up on State roads. He requested a list of the location of all of the signs so they can do some upkeep and he asked for the Zoning to be updated.

**Manager:**

Mr. Thomas reported that an application has been received from Kenneth Stake to place his property, located at 1590 Mummasburg Rd., into the Township's Agricultural Security Area (ASA). Mr. Thomas reported that there are a lot of steps to the ASA process and he suggested that the public hearing be scheduled for July 22, 2014 at 6:30 p.m. prior to the regular meeting.

Mr. Thomas also read from a letter from Woodhaven Building and Development, Inc., dated June 26, 2013, requesting that major intersection street lights in Cumberland Village, Phases 1A, 1B and 1C be eliminated because there are on-lot individual lights. Mr. Thomas also reported that he has received a

letter from the Cumberland Village HOA and they agree with and endorse Woodhaven's request for the Phase 1A portion of the development. Mr. Piet reported that there are two major intersection locations in Phase 1. Mr. Thomas added that if the Board did agree to the elimination of the lighting, the plan would have to be modified and recorded.

Mr. Thomas reported that the Township has received a waiver request from Complex Group, Inc. for the reduction of the required \$5 million liability insurance to \$2 million liability insurance for their Gettysburg Memorial Day Cup Special Event permit. He added that the event is being held this weekend and they did pay their 2012 Amusement Tax when it was brought to their attention. **Mr. Waybright made a motion to grant the waiver request for Complex Group, Inc. seconded by Mr. Toddes and carried 5-0.**

Mr. Thomas also reported that he is requesting that a date be set for an Open House to commemorate the 265<sup>th</sup> Anniversary of Cumberland Township and he is recommending Monday, October 13, 2014 from approximately 3:00 p.m. to 6:00 p.m. **Mr. Ferranto made a motion to set the date for the Open House commemorating the 265<sup>th</sup> Anniversary of the Township, conducted by the Cumberland Township Historical Society, for Monday, October 13, 2014 seconded by Mr. Toddes and carried 5-0.**

Mr. Thomas stated that on Tuesday evening he will be asking the Board for authorization to liquidate 150 common shares invested at Principal Financial Group and transfer the funds to U S Bank for deposit into the Cumberland Township Pension Plans.

Mr. Thomas also reported that the Council of Governments Legislative Committee met and critiqued the April 24<sup>th</sup> Legislative Forum and they will have some recommendations to possibly improve upon that. He added that they got a report on the National Association of Towns and Townships (NATAT) Conference and they will be working on their legislative priorities at both the State and Federal levels.

Mr. Thomas gave an update on the focus group that he is part of working on the recruitment and retention of volunteer firefighters. He reported that Senator Baker has gathered about twenty experts from across the State and they are working on educating their Senators and crafting bills to take to the Senate and then the House. Mr. Thomas will ask Senator Baker if he is keeping the House members informed.

Mr. Thomas also requested an Executive Session.

#### **Solicitor:**

Solicitor Kelso reported that he spoke to Michael Bowden from Shentel regarding a correction needed to their improvement bond and the Stormwater Management Operations and Management Agreement has some unique provisions since the Township owns the property and he did make some revisions to it. He also reported that he has been working on the Misty Ridge documents and they are about 98% complete.

#### **Committee Reports:**

**Planning/Zoning** – Mrs. Underwood reported that the Joint Comprehensive Plan is moving forward and two Township residents did attend one meeting.

**Public Safety** – No report.

**Finance Committee** – Chair Underwood reported that the committee is meeting later today

**Park and Rec** – Mr. Toddes reported that the Dog Park is being moved from one end of the park to the other and once approved, they will be requesting bids. They are still working on their lease agreement with the Borough and Jack Bream, Chairman of Gettysburg Area Recreation Authority (GARA), will be at Tuesday's meeting to give a report.

**Personnel** – No report.

**CTA** – Mr. Toddes reported that they are still working with the contractor on the pumping stations and they are moving forward with the Greenmount Act 537 Plan.

**COG** – No report.

**Adams County Conservation District (ACCD)** – Chair Underwood supplied some brochures produced by the Penn State Extension – “A Home in the Country” for new residents.

**Economic Development** – No report.

**Central Adams County Joint Comprehensive Plan** – Reported under Planning and Zoning.

**CT411** – Chair Underwood reported that she attended the GMA meeting and they reported that they will be finishing the demolition of the old wastewater treatment plant next month; The Meadows will be looking at other avenues, not GMA, for the sale of their water system; they were signing the agreement for Phase II of Misty Ridge and Steinwehr Avenue will be paved very soon.

Chair Underwood also reported that the Adams County Commissioners are looking for partners for a project to place a water fountain and dusk to dawn light at the Sachs Covered Bridge.

Mr. Ferranto reported that the Susquehanna River Basin Commission SRBC has delayed their ruling on the “Big Pipe” until they see the results of the Central Adams County Joint Comprehensive Plan.

The workshop was adjourned at 9:40 a.m. for an Executive Session

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Carol A. Merryman, Secretary

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