

Cumberland Township Board of Supervisors
1370 Fairfield Road, Gettysburg, PA 17325
Minutes of the September 20, 2018 Workshop

Chair Barbara Underwood called the workshop to order at 8:30 a.m. Present were all Supervisors Underwood, Waybright, Toddles, Phiel and Paddock; Township Manager Ben Thomas, Jr., Solicitor Sam Wisner, Police Chief Don Boehs, Zoning Officer Bill Naugle, Engineer Tim Knoebel and Secretary Carol Merryman. Representatives from Cumberland Village, Rick Klein, Michele Long, Chris Walter and several residents were also present.

Public Comment: None

Active Business:

Solicitor Wisner updated the Board on a request from Rick Klein to use holding tanks at Cumberland Crossings due to a delay in the installation of the sewage pumping station. He reported that Pa. DEP has approved the use of the holding tanks. Solicitor Wisner added that he is in the process of finalizing the needed documents for the Board's action on Tuesday night including: an amended developer's agreement; a schedule for the installation of the pumping station; financial security to cover the remediation of the holding tanks and continued inspection requirements. Mr. Thomas added that two conditional Use and Occupancy certificates have been issued for the development. Mr. Klein stated that he hopes to have the pumping station completed in eight to twelve weeks.

Mr. Thomas stated that the Misty Ridge pavilion is approximately 50% storage and is indicated as such on the building plan. He added that Park and Rec monies were returned to them for the construction of the pavilion. This was discussed at length. **Mr. Paddock made a motion seconded by Mr. Waybright and carried to research the Minutes, the amount paid in, the amount refunded and bring this back to the table at another meeting.** Solicitor Wisner informed the Supervisors that he represented Adams County Housing Authority on a personnel matter.

Mr. Knoebel reported that the Township has received a letter from Sharrah Design Group, on behalf of Martin Farm, LLC and Woodhaven Building and Development, Inc., owner/developer of Cumberland Village, Phase II requesting 12 waivers to the Subdivision and Land Development Ordinance (SALDO). He explained that Cumberland Village, Phase II was preliminarily approved back in 2006 – 2008 under the old SALDO, immediately prior to the adoption of the current SALDO. He also explained that the plan fell under the Permit Extension Act and sat for a period of time while they were working on Phase I. Mr. Knoebel also explained the new standards for streets that were not recognized in the old SALDO at the time but, were incorporated in and are consistent with the new SALDO. Mr. Knoebel stated that many things in the current plan meet the requirements of the new SALDO, but do not meet the requirements of the old SALDO. Mr. Knoebel went over each waiver request:

1. §401.4.D to allow "development" within fifty (50) feet of identified wetland or waterbody – Mr. Knoebel recommended granting.
2. §402.1.F to allow private streets that do not meet all of the design standards for public streets – Mr. Knoebel recommended granting conditioned upon meeting the requirements of the current SALDO, establishing design speeds and stipulating no "on-street" parking on the private streets.
3. §402.2.A to allow the streets that will be offered for dedication to have a width of 28' in lieu of the stated minimum 32' – Mr. Knoebel recommended granting stipulating parking on one side of the streets only, changing the curbing to vertical and being reviewed by the Fire Department.
4. §402.7.A to allow more than two streets to intersect at a junction – Mr. Knoebel recommended granting subject to the plan meeting the alternate design criteria of the current SALDO and showing traffic patterns as necessary.

5. §402.7.B to allow radial intersections – Mr. Knoebel recommended granting subject to it meeting the standards of the current SALDO.
6. §504.3.A.5 to not require the placement of inlets in a one inch sump – Mr. Knoebel recommended that this request be deleted.
7. §504.3.A.10 to allow the use of smooth lined corrugated plastic pipe – Mr. Knoebel recommended granting this waiver.
8. §504.3.C.10 to allow the tops and toes of detention basin embankment slopes closer then 40 feet from downstream property lines and 15 feet from upstream property lines – Mr. Knoebel recommended further review pending receipt of concurrences from adjoining property owners.
9. §506 to not require sidewalks – Mr. Knoebel stated that this request is specific to certain areas generally along all of the areas to be dedicated and there are generally sidewalks along the private streets. Mr. Knoebel also reported that the Planning Commission did recommend that there be curbs and sidewalks and that is reflected in their Minutes. Mr. Paddock suggested that they speak to the residents of Camelot Square that is similar and Mr. Barry Stone asked that they consider the comments from Adams County Planning as the Planning Commission did. Mr. Thomas added that connectivity to the recreation area is important.
10. §509 to allow “Private” streets as depicted on the plans – Mr. Knoebel recommended that this be treated the same as #2 granting with the same conditions.
11. §512 relating to street lighting request will be removed and individual residential pole lights WILL be provided at each dwelling unit and left to the Homeowner’s Association. Chair Underwood recommended lighting at the intersections with Herr’s Ridge Road. Mr. Thomas added that it should be very clear who owns and maintains the intersection lights.
12. §516 relating to street trees - Mr. Knoebel stated that he feels that they do not need a waiver here because they have many, many trees on the plan. Mr. Sharrah clarified this request - to allow the plantings to be consistent with the boulevard design.

Solicitor Wisner brought up the need for a modification to the lot width at the temporary cul-de-sac and Mr. Knoebel will have to take another look at that.

Mr. Paddock asked about the proposed water tower and Mr. Thomas stated that GMA is working with the National Park Service and they will need a variance from the Township on the height of the tower.

Mr. Knoebel will prepare a synopsis of this meeting and the requests will be placed on the October 23, 2018 meeting agenda.

Mr. Thomas asked the Board to re-consider closing the section of Herr’s Ridge Road between Fairplay Road and Paddock Drive that was previously proposed.

Mr. Thomas reported that the Boyd’s School Road and Table Rock Road intersection (St. Francis bridge project) is going to be milled, paving is going to begin and by next week the project should be completed.

There being no further business, the workshop was adjourned at 10:15 a.m. for an Executive Session with no action to follow.

Carol A. Merryman, Secretary

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