

Cumberland Township Board of Supervisors  
Workshop Minutes  
February 17, 2011

Chairman Waybright called the workshop to order at 8:30 a.m. Present were all Supervisors; Solicitor Sam Wisner, Manager Ben Thomas, Jr., Engineer Tim Knoebel, Carol Merryman, Bill Naugle and Police Chief Boehs. Visitors present were: Dr. Kerry Moyer, Dale Molina, Don Sangirardi, Al Ferranto, Speros Marinos, and Scot Pitzer from The Gettysburg Times and Tim Prudente from The Evening Sun. The meeting was tape-recorded.

**Engineer:** Mr. Knoebel reported the following:

1. William Scott Jr. Final Plan proposes four building lots and is located along Marsh Creek Road. The plan has been revised to show the wetlands and we have not received PA DEP's approval of the Sewage Planning Exemption. The plan will be on the meeting agenda.
2. The Enid Craumer Final Plan is a lot-addition plan located on Hospital Road. The Solicitor reported that he is still not satisfied with the language in the Shared Use and Maintenance Agreement and he will let their Attorney know that needs to be completed so the plan may be acted upon on Tuesday night. The plan will need an extension if the agreement is not finalized. The plan will be on the meeting agenda.
3. The Charles Skopic Final Plan has been revised to show a private right-of-way from the cul-de-sac on Foxfield Lane to Plank Road. This was a condition of approval back in April of last year. The plan has an approved Sewage Planning Exemption and the Board should approve the waiver to the length of the cul-de-sac because when granted on prior plans, the plans were not recorded. The plan is also subject to a Traffic Impact Fee that should be paid at the time of recording.
4. The request for extension for Cannon Ridge, Phase III, Preliminary Plan should be for a longer period of time because the development is waiting for the completion of the Old Mill Road sewage pumping station and the developer of Pickett's Choice needs to be requested to update the Board on the status of their progress with their plan. Mr. Knoebel will notify the developer of the request for a longer time extension for Cannon Ridge.

Dr. Kerry Moyer of The Civic Research Alliance presented a Strategic Plan Draft Report and went over some highlights of the report. Mr. Thomas suggested that the Board have a couple of weeks to review the report and to have the Final Report on the meeting agenda for March 22, 2011.

**Public Comment:**

Mr. Al Ferranto asked that the Strategic Plan Final Report be placed on the website, who prepared the Zoning amendments and if the Planning Commission had been included in the process, who is participating in the Police contract negotiations and was it included in the budget, is the truck equipment owned or leased and who is on the Park and Rec Committee and how is the \$12,000.00 that is coming out of the Park and Rec Fund going to be spent and who authorized it. The Board, Manager and Solicitor answered what they could answer and Mr. Ferranto will make Right-to-Know requests for the other information.

Mr. Don Sangirardi congratulated the Board on Dr. Moyer's report but, he feels that we can do better and he feels that we need transparency so the citizens understand why things happen. He added that the Strategic Plan should be on the website and it may be used to attract business to the Township.

**Manager:** Mr. Thomas reported the following:

1. PennDOT sent out their regulations for any activities within their rights-of-way and it affects the private organizations holding the events. Township personnel now need to spend a lot more time reviewing

special events permits including meeting with the applicants to explain what PennDOT requires and our fees may need to be revised accordingly.

2. An affirmation of the date of hire for the most recent employee hired for the Road Department is needed and also to affirm the hiring of a new Receptionist/Planning Secretary who is slated to begin work on February 28, 2011. This position has been reduced from full-time to part-time.
3. The Township has received a request to add a farm on Taneytown Road to the Agricultural Security Area and if there is any cost to the Township that the applicant bear that cost because they were asked to apply last year when the area was open for the seven-year review process and they chose not to do so.
4. The Cumberland Township Authority is proposing to add a sewer pumping station that is to be located in the A/R zoning district and the Township did remove essential services from that zone several years ago and that needs to be revisited because this is a health, safety and welfare issue. The Board authorized Mr. Thomas to move ahead with this item.
5. The Historical Architectural Review Board (HARB) needed specific additional members and Mr. Naugle has recruited the following people to serve: Gary Shaffer, Architect; Marty Miller, Real Estate Broker and Barry Stone, Planning Commission member.
6. The Cumberland Township Authority will be meeting at 6:00 p.m. on Tuesday, February 22, 2011 regarding the refunding of their debt, they have gotten an excellent rate and they will be staying for the Township meeting at 7:00 p.m. because the Township is the guarantor of their loan. Mr. Thomas added that the Authority's Articles of Incorporation will be expiring in 2013 and their time must be extended by the authority of the Board of Supervisors and their Attorney has suggested a 50-year extension by resolution but, it could also be extended for the length of the debt service. Solicitor Wisner stated that he does prefer that this be done by ordinance, rather than by resolution and perhaps an ordinance could be done later. Solicitor Wisner will speak to Attorney Campbell about changing the extension to the length of the debt service. Solicitor Wisner added that the Authority will be asking the Board to act on an ordinance for their debt restructuring and he explained that the Authority's debt has not been excluded from the Township's borrowing base on their restructuring but, it could be excluded at a future date if the Township needed to borrow more money and this saves the Township money on their restructuring.
7. One of the Township's campgrounds is in the process of expanding and although fees were increased in 2011, the fee structure should be based on the number of sites in the campground rather than a flat rate and staff will have a recommendation for the new fee structure for Tuesday night's meeting.
8. The Township has met with County officials regarding the Belmont Road bridge replacement and are in the process of memorializing an agreement between the Township and County. The Township has a cost estimate and a timeline for the project.
9. Officer Briggs has received his Bachelor of Science degree. Mr. Thomas added that he is proud of the staff of three that are making great progress on a lot of projects on a tight budget and he asked everyone to be patient. Mr. Ferranto offered volunteer help.

#### **Solicitor:**

Solicitor Wisner reported that he has reviewed the revisions to the covenants of the condominiums proposed at Cambridge Crossings and they are good to go.

#### **Committee Reports:**

**Planning/Zoning** – There is a Zoning map showing the proposed changes for the Board to review.

**Public Safety** – No report – meeting later today.

**Finance Committee** – No report.

**Park and Rec** – No report.

**Personnel** – Executive Session.

**CTA** – They will be meeting at 6:00 p.m. on Tuesday, February 22, 2011 regarding their debt restructuring. Chairman Waybright asked about the agreement with Boyd's Bears and they are active with that and recently met with PA DEP. He also reported that Boyd's will be leaving the lights on all night for security reasons.

**COG** – The next meeting will be held on February 24, 2011.

**ACTPO** – The next meeting will also be held on February 24, 2011.

**CT411** – Mrs. Underwood suggested that the Township ask Hamiltonban Township to keep us in the loop regarding the Gladfelter Tree Farm land swap and she would like a letter to go to Freedom Township asking them to keep us abreast of what is happening with the Mason-Dixon Country Club development regarding their water and sewer because they will be taking water out downstream.

At 11:05 a.m., Chairman Waybright adjourned the workshop for an Executive Session to discuss a personnel issue with no report to follow.

APPROVED 3/22/11

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Carol A. Merryman, Asst. Secretary

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