

Cumberland Township Board of Supervisors
Workshop Minutes
July 21, 2011

Chairman Waybright called the workshop to order at 8:30 a.m. Present were Supervisors Tom Shealer, Barbara Underwood, and Debi Golden; Solicitor Sam Wiser, Manager Ben Thomas, Jr., Engineer Tim Knoebel arrived at 8:50 a.m., Police Chief Don Boehs, Assistant Secretary Carol Merryman and Zoning Officer Bill Naugle. Visitors present were: Bob Sharrah, Martin Hill, Jim Piet, Carolyn Greaney, Mike Jackman, Speros Marinos, Scot Pitzer from The Gettysburg Times and Tim Prudente from The Evening Sun. The meeting was tape-recorded and video-recorded by The Gettysburg Times. Supervisor Phiel was absent.

Public comment:

Mr. Speros Marinos, 912 Baltimore Pike, asked for the Board's approval for some training for the Historical Architectural Review Board and reported that the Blocher Farm, near Barlow's Knoll, is being rehabbed and he wondered if that was a HARB issue. Solicitor Wiser stated that the HARB should meet once a year to organize and also report to the Supervisors.

Manager's Items: Mr. Thomas reported the following:

A letter was received from Kib Roulette regarding traffic on the 1000 block of Fairfield Road. He and Police Chief Boehs met with Mr. Roulette to discuss his concerns and the Police Department will set up some targeted enforcement in the area.

A letter was also received from Aruna S. Oza, owner of the Gettysburg Inn, requesting that the zoning of his property, located on Biglerville Road, be changed from Residential (R) to Mixed Use (MX). Mr. Thomas reported that this would be "spot zoning" since there is no other "MX" zoning adjacent to his property and Solicitor Wiser concurred. A letter will be sent to Mr. Oza stating that his request cannot be granted for this reason.

The Board has received sample Transient Retail Merchant Ordinances to review for possible adoption in 2012 and this was discussed.

Mr. Thomas will be asking for the Board's approval of an Online Banking Agreement with Adams County National Bank authorizing representatives of the Township to make appropriate online banking transfers.

Engineer's Items: Mr. Knoebel reported the following:

Bonding for the completion of Misty Ridge, Phase I, has been established in the amount of \$1,049,151.40. An escrow amount has also been established.

A Plan and a proposed Memorandum of Understanding for the abandonment of a portion of Herr's Ridge Road in conjunction with the Cumberland Village development was reviewed. A reclaiming of the road is proposed within 3 years and some of the work would be done in 2011. The developer would pay for the work to be done and would be given a credit on their Traffic Impact Fees of \$600.00 per unit for the 189 units. A Developer's Agreement will be needed and this authorization will be on the agenda of the Board's regular meeting. Mr. Knoebel also reported that the "new" Fairplay Road needs to be dedicated to the Township and that should also be placed on the meeting agenda.

The street dedication for Patriot's Choice was discussed and Mr. Knoebel presented a review letter dated July 21, 2010 that outlined the work that still needed to be done. He also reported that their original request for dedication had included a portion of one of the streets. That street is now going to be totally paved and this

portion will need to be added to the Deed of Dedication. The authorization to prepare the Resolution needed for acceptance of the Deed of Dedication is on the regular meeting agenda.

The street dedication for The Meadows, Phase II was also discussed. Mr. Knoebel presented a review letter dated July 21, 2010 and he went over the items on the letter. He added that the Township does need to know that the Authority is ready to take over the sewer lines in both The Meadows and Patriot’s Choice before they accept dedication of the streets. The authorization to prepare the Resolution needed for acceptance of the Deed of Dedication is on the regular meeting agenda.

A four-lot “private road” subdivision for John and Susan Morris, located on Ridge Road, was approved with the condition that the first person to build on one of the three additional lots created must build a private road to Township specifications. Two of the lots were purchased by the Park Service and will never be built on, nor will the Park Service accept any responsibility for the private road. The third lot was purchased by Michael and Vanessa Robinson and they are requesting a waiver to the requirement for the private road since they will be the only house on the road. They have provided a Shared Use and Maintenance Agreement that Solicitor Wisner has reviewed. Mr. Knoebel went over his letter dated August 17, 2009 and he explained that the Board was in favor of granting the waiver at that time but, had requested that the Robinson’s show that the private road could go in on their plan should the Park Service lots ever be built on. They have done that and are now requesting that the Board approve their request for the waiver. Solicitor Wisner requested that the Shared Use and Maintenance Agreement be referenced on the plan. This is on the regular meeting agenda.

A plan will be coming in for Comfort Suites and they are monitoring St. Francis on a daily basis.

Committee Reports:

Planning/Zoning – No report.

Public Safety – No report.

Finance Committee – No report.

Park and Rec – No report.

Personnel – Executive Session.

CTA – No report.

COG – Meeting next week.

ACTPO – Meeting tomorrow.

CT411 – Mr. Waybright reported that the Green Space Committee requested a Letter of Commitment from the County Commissioners for funding of the committee so they can apply for matching funds from Federal Ranch and Farm Protection.

At 9:55 a.m., the Workshop was adjourned for an Executive Session to discuss a personnel issue.

Carol A. Merryman, Asst. Secretary

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