

Cumberland Township Board of Supervisors
1370 Fairfield Road, Gettysburg, PA 17325
Minutes of the July 19, 2018 Workshop

Chair Barbara Underwood called the workshop to order at 8:30 a.m. Present were Supervisors Underwood, Waybright, Toddes 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 Keystone Services were also present and several residents.

Public Comment:

Mr. Speros Marinos, 912 Baltimore Pike, reported that his business does not gain anything from Bike Week and he hopes that the Township receives enough Amusement Tax income to pay the expenses that go along with the event. Mr. Marinos also asked to get the Zoning updated.

Mrs. Jean Stone, 1745 Mummasburg Road, presented a written and oral report with questions about the proposed building renovations including: how moving the police to the front will better serve the public when there is no one in the police office for 50% to 60% of the time; how one entry / exit point will help handicap accessibility; is an ADA restroom really needed in the lobby area and how the Keystone Purchasing Network would be used without going through an architect or bidding process. Mrs. Stone also stated that she had given the wrong email address for the Cumberland Township Concerned Residents. The correct email is ctcresidents@gmail.com.

Mr. Brian Fitzgerald, 914 Barlow Greenmount Road, reported that the Keystone project is creating stormwater run-off problems for him (he lives next door to Doug and Nita Gross). Mr. Fitzgerald showed the Board some pictures of the standing water in his yard and reported how the water is killing his trees in his back yard. He asked the Board what is going to be done to fix this problem.

Active Business:

Solicitor Wisner updated the Board on the status of the Delaney property located at 1915 Herr's Ridge Road. Solicitor Wisner reported that there is a significant amount of tax delinquency (\$28,000.00) on the property and it is currently in bankruptcy proceedings that have stayed Adams County's efforts to collect the tax balance. He added that the stay on the personal property was temporary and has been lifted. Solicitor Wisner stated that a Township lien would be second in priority to the tax liens or the owner could be sued, but he doesn't feel that the Township would have much chance of recouping any money that way for abatement. Mr. Thomas reported that the Township has received one complaint and the next step would be to hold a hearing if the building is in an unsafe condition. He added that he and Mr. Naugle have looked at the building and do not feel that the building is unsafe. Mr. Thomas suggested that the Township carefully monitor the property and possibly mow back a little further. **Mr. Toddes made a motion for the staff to continue monitoring the property from time to time, reporting back to the Supervisors at a public meeting, mowing back to the right of way line and taking no further action at this time. The motion was seconded by Mr. Paddock and carried.**

Mr. Thomas suggested that Mr. Knoebel give an overview of the inspection processes that have taken place at the Keystone Services project and then have an interactive discussion with the Keystone representatives. Mr. Knoebel reported that most recently (following up from the June Supervisor's meeting) they conducted a detailed inspection of the site and wrote a letter, dated June 28, 2018, to the developer expressing their concerns including some immediate actions to be taken and some follow-up actions to be taken. Mr. Knoebel stated that some of the things have been done. He added that they asked the developer to prepare an "interim" As-Built Plan and that was received. Mr. Knoebel also stated that he inspected the site yesterday, reviewed the "interim" As-Built Plan and wrote another detailed letter to the

developer. He stated that there are some inconsistencies with the plan that need to be addressed, and quickly, because it is affecting the neighbor's property. He concluded that the construction on the site has resulted in a concentrated discharge that wasn't there before and wasn't going to be there as a result of the approved plan, but is there now. Mr. Knoebel showed the plan to the Board and explained what is causing the concentrated discharge to the neighbor's property.

Solicitor Wisner summarized the six major recommendations made by Mr. Knoebel as follows:

- Extend the swale that goes back to the basin in the rear of the property to the front
- Make the grade on the east side of the building match what is shown on the plan
- Investigate if there is an underdrain option
- Make sure the basin is in fact stage storage equal or better to what was on the approved plan
- Verify limits of disturbance and provide those to Rusty Ryan at Adams County Soil Conservation
- Address the gravel drive on the east side of the property

Mr. Knoebel recommended that the Board put a timeframe on the developer to get this work completed. There was continued discussion regarding the run-off to the neighbor's property and then on to the next property. Solicitor Wisner suggested that the developer now indicate if they are willing to address the issues.

Mr. Brett Woodburn, legal counsel for Keystone Services, stated that they did not have a chance to review Mr. Knoebel's letter that they just received last night. He stated that Keystone has diligently worked with the Township and KPI (Mr. Knoebel) to address the issues as they develop and they are sensitive to the neighbor's concerns. He added that Keystone works hard to bring benefits to the community and they will continue to work within the requirements of the Township and with KPI and report back to the Township promptly with their timeline. He added that they recognize that the most critical, time sensitive matter is to reduce the impact of the increased concentration of flow on the front left hand corner of the property that was not anticipated. Solicitor Wisner asked Mr. Woodburn to present an action plan at the Tuesday night Supervisor's meeting and if there is something that can be done in the front before Tuesday night that would be all the better. Mr. Woodburn also stated that Keystone does want to get this done right the first time and realizes that they must comply with the Township's ordinances.

Chair Underwood reported that the Building Renovation Working Group is incorporating some of Mr. Paddock's recommendations and will be having a new plan drawn up when the gentleman that will be doing so is back from vacation.

Mr. Thomas reported that the new Fireworks Law took effect in October, 2017 and he has been discussing this with Chief Boehs and Solicitor Wisner. Mr. Thomas read the restrictions in the state law. Chief Boehs reported that they get several complaints, they are usually from the same places and the Police can currently enforce the state law. Mr. Thomas reported that the information from the Pa. State Police will be placed on the website and he is not in favor of a Township fireworks ordinance at this time.

Chair Underwood suggested that Michele Long (Assistant Zoning Officer) do some research on Air B & B's including added definitions for our ordinances and seeing what our neighboring municipalities are doing regarding them.

Chair Underwood reported that they are looking at a different way to cite people for Weed Ordinance violations.

Mr. Thomas reported that we will have a recommendation regarding future code enforcement and the work with Carroll Valley is going very, very well.

Mr. Paddock reported that he will be meeting with Mr. Knoebel to go over the plan that he has drawn up for the Township's outside campus and to get a price from Mr. Knoebel to do a formal plan.

There being no further business, the workshop was adjourned at 10:03 a.m.

Carol A. Merryman, Secretary

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