

CUMBERLAND TOWNSHIP BOARD OF SUPERVISORS
1370 FAIRFILED ROAD, GETTYSBURG, PA 17325
September 23, 2026

ZONING MAP
AMENDMENT HEARING

6:30P.M.

At 6:30 PM. Chairman Phiel called to order the Zoning Map Amendment Hearing for Main Street Investments, LLC regarding a zoning map amendment that will amend the Cumberland Township Zoning Map, by removing Adams County Tax Parcel 09E12-0070---000, which is located at 1475 Chambersburg Road, Gettysburg, from the Residential (R) District and designating said parcel as part of the Mixed Use (MX) District. If enacted, the proposed ordinance will also amend the Cumberland Township Zoning Ordinance to include the Zoning Map Amendment. The hearing was closed at 6:40 PM.

REGULAR MEETING MINUTES

Chairman Phiel called the regular meeting to order at 7:00 p.m. Present were Supervisors: Phiel, Brauning, Sheppard, Biggins and Wampler Also present were Solicitor Sam Wiser, Township Manager David Blocher, Police Chief Matt Trostel, Road Superintendent Chris Walter, Township Secretary Lisa Black, Treasurer Camie Stouck-Phiel, and KPI Engineer Tim Knoebel

Chairman Phiel led the Pledge of Allegiance.

Agenda Approval

Mr. Phiel asked for approval of the agenda as written.

Mrs. Biggins made a motion to approve the agenda as written. Second by Mr. Sheppard. Carried 5-0

Public Comment:

Alicia Poslosky – 13 Waxwing Lane – Ms. Poslosky spoke on the Planning Commission who tabled the GASD plan at the last meeting. She also expressed concern regarding parking at the Township building when time comes for voting.

5. Visitor: Gettysburg Area Recreation Authority

Alan Moyer- Mr. Moyer, gave a brief presentation on how GARA is utilized throughout the year with activities ranging from sports to summer camps to festivals and a 4th of July event. He encourages everyone to come check out the park. Mr. Moyer is requesting the Township to consider a donation to GARA for \$75,000.00 in 2027 and thanked the Township for its continued support.

Consent Agenda Approval

Mr. Sheppard made a motion to approve the consent agenda, items 6a – 6i and amend item 6f to active business. Second by Mrs. Biggins, and carried 5-0

- 6a. Action on Minutes –August 25, 2026, Regular Meeting Minutes
- 6b. Approval of Bills for the month of August as per check detail report dated August 25th – September 22, 2026. General Fund--\$625,427.40, Escrow Fund--\$10,530.15, Park & Reck Fund--\$70,000.00, Building Fund--\$18,065.51, Capital Reserve Fund--\$225,763.47
- 6c. Finance Committee Items
 - 1. Authorize & approve the closure of RACP Checking Account

2. Authorize & approve Halls Electric for installation of 3 HID Keypad readers, additional 5 LV switches and change receptacle to be attached to generator for the radio BDU for \$6,136.00 from building fund
3. Approval to purchase a 3-stage Cub Cadet Snow Blower off COSTAR contract from Shank's Lawn Equipment for \$1,799.00 from building funds
4. Approve the purchase of 8 tires for the 2018 Mac Tandem for \$5,652.96 out of budget line 437.451
- 6d. Authorize Township Manager to hire part-time seasonal maintenance worker.
- 6e. Authorize Township Manager to execute third party snow removal contract.
- 6f. Review and Accept landscaping quote for the Cumberland Township campus from the building fund
- 6g. Approval to purchase a Cast Bronze plaque & Dedication Board from Codori Memorial for \$4,277.97 from building fund
- 6h. Acknowledgment of receipt of 2026 Commonwealth General Municipal Pension System State Aide allocation in the amount of \$189,741.47
- 6i. Acknowledgement of 2026 Commonwealth Volunteer Fire Relief Association State Aide allocation in the amount of \$55,627.40 that will be equally distributed between Gettysburg Fire Department and Barlow Fire Department

Active Business:

1. Discussion/Action on the 1475 Chambersburg Road Zoning Map Amendment Hearing request as a result of the 6:30 zoning map amendment hearing held prior to this meeting. (motion requested)

Mr. Wiser explained that prior to the meeting there was a hearing regarding a zoning map amendment that will amend the Cumberland Township Zoning Map, by removing Adams County Tax parcel 09E12-0070—000, which is located at 1475 Chambersburg Road, Gettysburg, from the Residential (R) District and designating said parcel as part of the Mixed Use (MX) District. The board received recommendations from the Planning Commission as well as the county. Mr. Wiser asked the board for any discussion on the hearing.

Mrs. Biggins made a motion to approve the zoning map amendment for Main Street Investments, LLC to rezone parcel 09E12-0070—00 from Residential (R) to the Mixed Use (MX) District. Second by Mr. Sheppard and carried 5-0

2. Approval of 90-day extension request #6 for the James and Joyce Knefley Subdivision Plan Lots 2 & 3 which was originally submitted on February 10, 2025 (motion requested).

Mr. Knoebel gave a brief overview of Lots 2 & 3. When the sewage module was submitted to DEP, DEP wanted the lots to be larger for nitrate dispersal. Mr. Sharrah's office went through a revised planning module with hydro-geological testing to come up with a lot size that would suit the nitrate dispersal which was recently approved. A couple of outstanding comments needed addressed and a revised plan has been received.

Mrs. Biggins made a motion to approve extension request #6 for 90 days for the James and Joyce Knefley Subdivision Plan Lots 2 & 3. Second by Mr. Brauning and carried 5-0

3. James M. & Joyce A. Knefley Property – 90 Solomon Road Final Minor Subdivision (Remainder) Plan – VMX District- 5 lots (motion requested)

Mr. Knoebel reviewed lot 1 which is the large portion of the balance of the property which is the remainder and the subdivision of that is 5 lots. There is an existing house that sits just above lot 2 and goes on a 2-acre lot. The other 4 lots are large lots. Currently working through the sewage module plan approval. The planning commission made a recommendation, and Mr. Knoebel is prepared to recommend the plan subject to addressing all remaining comments in the engineers' September 9th, 2026 memorandum.

Mrs. Biggins made motion to approve James and Joyce Knefley Final Minor Subdivision (Remainder) Plan- VMX District – 5 lots. Second by Mr. Brauning and carried 5-0.

4. Review and accept landscaping quote for the Cumberland Township campus from the building fund.

Mr. Blocher stated that the building committee received 4 different quotes from 4 different landscapers in the area. One quote did not meet the direction and vision the building committee was looking for. The next lowest bid met the conditions and goals of what the Township was looking for by a committee standpoint was Zimmerman's Azalea Gardens & Landscaping. A recommendation on behalf of the building committee would be to move forward with their quote and estimate and not exceed \$18,500.00.

Mr. Wampler made a motion to approve to review and accept the landscaping quote. Second by Mrs. Biggins and carried 5-0

Manager Report:

Mr. Blocher reported the following:

- On Tuesday October 20th the Township would like to invite everyone to attend the Cumberland Township building dedication at 4:30 followed by an open house until 7:00 PM
- Building update – Cumberland Township should be receiving a reimbursement request of \$1,950,000.00 by the end of October for the work completed with the Township building renovation. The remaining \$50,000.00 should be received in 2027 as the Township continues to finish the close out process
- The 2027 budget had started. A goal has been set to have the draft budget presentation at the October 27th Board of Supervisors meeting and for adoption consideration at the November 24th Board of Supervisors meeting. A workshop is scheduled for October 13th at 4:00 PM
- Mr. Blocher will be attending and representing Cumberland Township at the PA Economic Development Association conference on October 28, 2026.
- Technology updates have taken place to the Cumberland Township Municipal complex to help streamline business operations which include phone updates and the way visitors interface with staff when visiting the building
- Cumberland Township Supervisors Jeff Brauning & Warren Sheppard attended the annual municipal meeting at Barlow Fire Co. on September 10
- The Township has received applications for both seasonal as needed part-time maintenance and Police Cadet positions and will continue to move forward in this process.
- Updates have been provided to Adams County for Emergency contacts that include PMCA for any building issues.

Lastly, Mr. Blocher gave a friendly reminder of submission timelines for plans and extensions per code 22-303, Preliminary Plan Procedures and Resolution 2023-09. He also stated this is also posted by the sign in sheet.

Police Report:

Chief Trostel presented an oral and written report of police activities for the month of August including: 276 Calls for service, 237 Traffic Stops, 6 Criminal incidents, and 5808 patrol miles logged. Additional highlights of his report include:

- Trick or Treat in the Township will be Saturday, October 31st 6-8 PM. Schedule adjustments have been made to make sure Halloween is a safe event for the kids and community
- Applications have been received for the hiring of a Cadet for the 2027 130th HACC Police Academy. Academy entrance testing is being scheduled. Once the entrance exams are complete, we will move to the interview and background check portion of the process

- The department is working on yearend mandatory certifications and classes for our annual recertification as a commonwealth police officer which include control tactics, legal updates, CPR & First Aid, fall firearms training and night shoot training
- CTPD is sponsoring less lethal instructor training at the Adams County 911 center for area law enforcement agencies
- Officer Spidel will be attending OC Spray and Expandable Baton instructor school and Officer Hartley will be attending Less Lethal Shotgun Instructor Recertification school.
- Officer Barbagello was recertified as a Hostage Negotiator by the Public Agency Training Council. He is a level 3 Nationally Certified Hostage Negotiator
- Officer Trostel and Officer Hartley will be attending Glock Armorer School for recertification in servicing department pistols
- Officer Barbagello and Sgt Josh Rosenberger attended Round Top Campgrounds touch a truck event.
- We received a visit from retired GPD officer and parishioner Bill Laughman who delivered a thank you card from the kids for Officer Yost and Officer Weikert who visited Heritage Assembly of God earlier in the summer during their church camp.
- Officer Barbargello and Sgt. Joshua Rosenberger were invited to attend the “Breaking the Silence 2026” at the Adams County Arts Council by a Township resident who has been helped by our department.

Maintenance Department Report:

Mr. Walter reported the following:

- The Maintenance Department has been working on finishing pipe replacements on Ridge Road along with completing base and shoulder repairs
- Contracted line painting was completed last month along with in-house cross walk repainting at the Chambersburg and Herrs Ridge Road intersections and the pedestrian crossing at James Gettys Elementary School on Biglerville Road. This project was completed in cooperation with the Gettysburg Boro Highway Crew and their line painting machine
- The overlay and parking lot extension have begun and will continue weather permitting. Complete is projected to be by the end of the month
- We made repairs and then paved the floor in the storage shed where the low boy trailer is stored
- We had issues with the traffic signals at Herrs Ridge Road and Chambersburg Road, possibly caused by lightning. The issue was resolved with the replacement of a load switch. The signal is operating as it should.

Committee Reports and comments from Board Members:

Economic Development: Mr. Brauning had no new information at this time

Gettysburg Area Recreation Authority: Mr. Sheppard had no new information at this time

CTA: Mr. Wampler had no new information at this time

COG: Mr. Phiel stated United Way gave a nice presentation on everything they do and encouraged everyone to support the United Way in our area.

Unless otherwise noted, all votes were unanimous. The meeting was adjourned at 7:59 p.m. for an executive session to discuss personnel, real estate and litigation with no outcome or decisions.

Lisa Black, Township Secretary

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_____) Supervisors
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