

**CUMBERLAND TOWNSHIP BOARD OF SUPERVISORS
1370 FAIRFILED ROAD, GETTYSBURG, PA 17325
MAY 26, 2026**

**ZONING MAP
AMENDMENT HEARING
6:30P.M.**

Applicant, Adams Electric Cooperative, is seeking a zoning map amendment to rezone parcel 09F11-0060---000 located at 44 South Avenue from Residential (R) to Business Park (BP). With this they are also requesting parcel 09F11-116A—000 located at 1338 Biglerville Road be rezoned from Mixed Use (MX) to Business Park (BP). The said property being more fully identified by deed recorded in Deed Book 6144 page 0552 in the Office of Recorder of Deeds of Adams County, Pennsylvania.

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 Michele Long and Treasurer Camie Stouck-Phiel.

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, seconded by Mr. Sheppard, and carried. 5-0

Public Comment:

Andrea Palencar 2774 Meadow Drive; having problems with her Homeowners Association named Marsh Hill, they are disregarding the CCR's and bylaws. Upset with neighbor driving a commercial DOT truck that starts at 4 a.m.. Looking for help from the Township. Mr. Wiser explained this was a private matter that will need to be handled with the homeowner's association.

Consent Agenda Approval

Mr. Brauning made a motion to approve the consent agenda, items 5a – 5j, seconded by Mrs. Biggins, and carried. 5-0

- 5a. Action on Minutes – April 28, 2026, Regular Meeting Minutes.
- 5b. Approval of Bills for the month of May as per check detail report dated April 29th – May 26th, 2026.
- 5c. Engineering Items
 - 1. Approval of the 90-day extension request #2 for the James & Joyce Knefley Remainder subdivision plan which was originally submitted on October 6, 2025.
 - 2. Approval of the 90-day extension request #3 for the Redding Family subdivision plan which was originally submitted on July 23, 2025.
 - 3. Approval of the 90-day extension request #2 for the Liberty RV land development plan which was originally submitted on November 13, 2025.
- 5d. Finance Committee Items
 - 1. Approval of the purchase of updated road signs from PA Municipal in the amount of \$2,041.46.

2. Approval to purchase miscellaneous building items from Amazon using the general fund in the amount of \$2,379.74 for the building renovation.
3. Approval of change order for an upgraded countertop in the meeting room behind the supervisors desk for the building renovation project.
- 5e. Personnel Committee Items
 1. Accept resignation from Township Secretary.
 2. Acknowledge approval to advertise for Secretary position.
 3. Approval for the manager to work with the Personnel Committee to start the process of hiring a Township Secretary.
- 5f. Assign Sergeant Joshua Goodling as the alternate Right to Know Officer for the Police Department.
- 5g. Approval of the Historical Architectural Review Committee certificate of appropriateness for an addition to the home located at 1086 Boyds School Road.
- 5h. Approval of the Historical Architectural Review Committee certificate of appropriateness for fence replacement located at 1260 Biglerville Road.
- 5i. Approval of the general agreement between the National Park Service and Cumberland Township to provide mutual law enforcement assistance within the Park's boundaries.
- 5j. Acknowledge the reappointment of Warren Sheppard to the Gettysburg Area Recreation Authority board for another 5-year term which ends in 2031.

Active Business:

1. Review and accept decontamination and debris removal service bid for 50 Longview Drive property. (motion requested).

Mr. Wisner reviewed the long list of tasks that have been completed in relation to the cleaning up of the property located at 50 Longview Drive. Explaining, there is now a court order received by the Township to have the property cleaned. Mr. Blocher stated there was only one bid received in the amount of \$69,500.00. This has been reviewed by legal counsel, and they agree with the documents being legally correct.

Mr. Brauning made a motion to accept the decontamination and debris removal service bid for 50 Longview Drive property. Second by Mrs. Biggins and carried 5-0

2. Discussion/Action on the Adams Electric Zoning Map amendment request as a result of the 6:30 zoning map amendment hearing held prior to this meeting. (motion requested)

Mr. Wisner explained that prior to the meeting there was a hearing regarding the change of zoning to properties located at South Avenue and Biglerville Road. Testimony was received by the applicant; there were no public comments received in opposition and the Planning Commission has recommended this to the Board. Mr. Wisner asked the board for any discussion on the hearing.

Mr. Sheppard made a motion to approve the zoning map amendment for Adams Electric to rezone parcel 09F11-0060---000 located at 44 South Avenue from Residential (R) to Business Park (BP). With this they are also requesting parcel 09F11-116A—000 located at 1338 Biglerville Road be rezoned from Mixed Use (MX) to Business Park (BP). Second by Mrs. Biggins and carried. 5-0.

Manager Report:

Mr. Blocher reported the following:

- Building update – The Township continues to push forward getting the building completed and outfitted for all Township operations. Tentatively the Police Department will be moving back to 1370 Fairfield Road mid-June. The Township is working with the contractors to get things completed. We are also working diligently to submit paperwork for the RACP grant process. I would like to thank the Maintenance staff as they continue to assist in moving and outfitting items

for the building. Our interview system is almost complete, and our radio equipment is tentatively scheduled to be completed in the first part of June.

- Continuing education is important for the Township. The Township would like to recognize the following staff training for May:
Camie, our Director of Finance, attended both the Benecon Conference and Quick Books training. Chief Trostel, Sgt. Goodling, and I attended RTK training course.
Chairman Phiel attended the Benecon Conference.
- PMCA will start to work out of the Township offices on Tuesdays. Once everything has been finalized the goal will be to have them available from 8am-12pm for permitting etc. on Tuesday mornings. Details will be published when completed and ready.
- Several follow up meetings with HOA's have resulted from our meeting. The Township is working on those open items and assisting in getting an understanding of storm water management
- I would also like to thank Michele Long for her service at Cumberland Township. The Township will be advertising for a secretary position shortly. Micheles' last day is June 1, 2026. Moving forward all related Township Secretary emails should be sent to secretary@cumberlandtwppa.gov. The Township is implementing some assistance with our business partners during this transition.

Police Report:

Chief Trostel presented an oral and written report of police activities for the month of May including: 229 calls for service, 259 traffic stops, 15 criminal incidents and 6,965 patrol miles. Some highlights of the report were:

- Mr. Trostle reported that Twp Manager Blocher, Detective Higgs and himself worked with i-record vendors and installers to outfit the police department interview room with a modern evidentiary recording system.
- Our IT team is working with the officers to set up profiles on the new tough tablets and has been field testing the units.
- Twp Manager Blocher, Sgt Goodling and Chief Trostle attended a training at the Carroll Twp Police Department for Right to Know Law and Act 22 updates.
- Sgt Rosenberger has completed Crisis Intervention Team training.

Maintenance Department Report:

Mr. Walter read the report for May, and some highlights were:

- Mr. Walter reported that the Maintenance Crew has been busy with spring work and preparation for our summer project season.
- The first round of roadside mowing has begun and will continue in the south end of the township throughout the upcoming weeks
- The crew graded and agitated the DSA (Driving Surface Aggregate) on Sentz Road to help close potholes and alleviate wash boarding in an effort to help keep the stone surface compacted throughout the summer.
- Mr. Walter stated the first step in the parking lot restoration in the rear of the administration building is complete.
- Jacob and Levi worked with Franklin Township on Crooked Creek Road milling and widening and backfilling this was part of a project completed with our intermunicipal cooperative working group.
- Mr. Walter met with CTA and AMS to measure and order manhole riser for the overlay projects on Tiffany Ln. and Skyline Ct.
- The crew began the scheduled storm pipe replacement on Russell Tavern Road and as weather allows, we will complete the remaining replacements and work on intersection grading and improvements.

- Mr. Walter met with Ryan Picarelli to discuss the walking trail alignment and location in the Cumberland Crossing Development off Swetland Road.
- The on-call detail was called this past weekend for trees down from wind and rain throughout the Township, they also assisted CTPD and GFD on a reported oil spill on Old Mill Road.

Committee Reports and comments from Board Members:

Economic Development: Mr. Brauning stated there is a meeting being scheduled for June.

Gettysburg Area Recreation Authority: Mr. Sheppard stated the music festival that was to be held this past weekend was rained out and rescheduled for Labor Day weekend. They are still working on the amphitheater and working to repair more items. Mr. Sheppard stated there are some large ticket items that need renovation and asked for any suggestions on raising large funds for these repairs. They have been trying to control vandalism.

CTA: Mr. Wampler stated that this past month there was approval for emergency repairs at the south plant.

COG: Mr. Phiel stated representative Dan Moul was at the last meeting and reviewed a lot of different topics which were very informative.

Personnel: The board recognized Michele Long for her years of service at the Township.

Unless otherwise noted, all votes were unanimous. The meeting was adjourned at 7:30 p.m. for an executive session to discuss personnel, real estate and litigation with no outcome or decisions.

Michele Long, Township Secretary

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 _____) Supervisors
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