CUMBERLAND TOWNSHIP BOARD OF SUPERVISORS
1370 FAIRFILED ROAD, GETTYSBURG, PA 17325
October 27, 2026
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/ Finance Director/Assistant Secretary Camie Stouck-Phiel, KPI representatives Leah Heine, PMCA Zoning Officer – Lisa Trimmer.

Chairman Phiel led the Pledge of Allegiance.

Agenda Approval

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

Mr. Sheppard made a motion to approve the agenda as written. Second by Ms. Biggins and carried 5-0.

Public Comment:

Amy Peters –309 Benning Ave – Expressed her concern with stormwater drain issues at her residence and neighboring residences and asked for recommendations on the next steps to getting this issue resolved.

Consent Agenda Approval

Mr. Wampler made a motion to approve the consent agenda, items 5a-5t, with the exception that 5r to be moved to Active business #9 with the correction of Gettysburg Fire Department to Barlow Fire Department. Second by Mr. Sheppard and carried 4-0. Chairman Phiel abstained.

5a. Action on Minutes –September 22, 2026, Regular Meeting Minutes and Budget workshop – October 13, 2026

5b. Approval of Bills for the month of September as per check detail report dated September 23rd – October 27th, 2026. General Fund-$401,129.13, Escrow Fund-$8,801.43, Building Fund-$104,629.97, Fire Tax Fund-$2,106.30, Capital Reserve Fund- $36,480.00

5c. Finance Committee Items

1. Approval to apply $50,000.00 towards building principal from the operating reserve account until close out funds are received from the RACP process.

2. Ratify movement of $1,950,000.00 from RACP checking account to building principal.

3. Approval to close the Health Insurance Account with ACNB and transfer remaining balance to general fund.

4. Increase employer contributions to HSA Accounts to reflect increase in deductible plans in the amount of $50.00 for single and $100.00 for family.

5d. Personnel Committee Items

1. Authorize as a result of the personnel study to increase the Director of Finance to a $75,000.00 salaried position effective November 2, 2026, and authorize an RHS

account for the Township Manager with a starting balance of $4,000.00

5e. Approval of Resolution 2026-18 for workers compensation insurance to cover the operational support personnel for Barlow Volunteer Fire Department.

5f. Approval of HARB Certificate of Appropriateness – John Malone – 165 Ridgewood Drive

5g. Approval of HARB Certificate of Appropriateness- William Baldwin- 1036 Fairfield Road-

5h. Approval of HARB Certificate of Appropriateness – Dwayne Mills- 514 Grant Drive

5i. Approval of HARB Certificate of Appropriateness – Ethan Anderson – 13328 Biglerville Road

5j. Approval of HARB Certificate of Appropriateness – Cumberland Township – 1370 Fairfield

5k. Approval of HARB Certificate of Appropriateness – Gettysburg Area School District – 900 Biglerville Road

5l. Approval of HARB Certificate of Appropriateness – Marion Ruff – 903 Biglerville Road

5m. Approval to add Township Manager as an Authorized Signer for U.S. Bank

5n. Set hearing date for a Conditional Use request from Artillery Ridge Campground located at 610 Taneytown Road. Hearing date recommendation of 6:30 pm on November 24, 2026.

5o. Authorize Township Manager to hire part-time on demand seasonal maintenance as needed.

5p. Authorize the Township to enter into a 1-year agreement with Coverall cleaning.

5q. Approval of Resolution 2026-21 for $565,990.00 to apply for LSA Grant funding for the purchase of portable radios for Cumberland Township Emergency Services

5r. Review request for change of box cards from Gettysburg Fire Department

5s. Approval of Resolution 2026-19 to rescind resolution 2026-16 - Knefley Sewage Planning Module which was adopted prior to the county review date

5t. Approval of Resolution 2026-20 - Knefley Sewage Planning Module after receiving county review

Active Business:

1.Action/Discussion- Request for Release of Financial Security for Artillery Ridge- Land Development Plan. (motion requested).

Ms. Heine gave a brief overview of a Land Development that Artillery Ridge went through and had previously requested their bond money to be returned. A letter from the Township was issued in January of 2026 of the return of their $584,634.60 bond which was for all of the main construction work. Additionally, they had $35,000.00 in maintenance security for the ongoing operations and maintenance of the wastewater treatment that should remain in place. Mr. Blocher stated that the Township Secretary prepared a letter with additional documentation from KPI to advise them that this security shall remain in place forever as long as the treatment center is under operation.

Mr. Sheppard made a motion not to release the $35,000.00 security to Artillery Ridge. Second by Mrs. Biggins and carried 5-0.

2.Approval of 90-day extension request #1 for Final Subdivision Plan for Artillery Ridge Campground which was originally submitted July 31,2026 (motion requested)
Ms. Heine provided the background and reasoning for the 90-day extension. This is for a minor subdivision to subdivide one lot of 0.446 acres from the existing campground tract of 46.344 acres. The new lot (Lot 2) is proposed to contain the existing home located along Taneytown Road and contains access easements for the continued use of portions of the property by owners of lot 1. Due to conversation between KPI and the Township Solicitor some additional comments about the long-term water and sewer needs for the property need to be met. Some additional work and on-site testing most likely will be required and is the need for this extension. KPI agrees with the extension.

Mr. Brauning made a motion for approval of a 90 – day extension for Final Subdivision Plan for Artillery Ridge Campground. Second by Mrs. Biggin and carried 5-0.

3.Approval of 180-day extension request #1 for Gettysburg Area School District originally submitted August 6,2026 (motion requested)

Ms. Heine explained that his plan had first round of comments. After that, the district decided to take some time to do an overall study to determine if they want to continue with this plan. Instead of having numerous extensions they are requesting a 180-day extension to give enough time to figure out their plan.

Mr. Sheppard made a motion for approval of a 180-day extension for Gettysburg Area School District – Administration Building. Second by Mr. Wampler and carried 5-0.

4.Approval of 90-day extension request #2 for Preliminary Subdivision Plan for The Crossings originally submitted April 5, 2025 (motion requested)

Ms. Heine gave a brief overview of the last month or so. A revised set of plans was received in September. Those plans did go to the planning commission and were tabled. On Monday, October 19th a meeting was held with SA Homes, Penn Terra, KPI, Township Solicitor and Township staff. A discussion was held on the open space and the stormwater discharge from the basin that goes under Old Mill Road. As a result of the meeting, KPI feels that with the understanding that everything being met under their comments this plan can go back to the Planning Commission.

Mr. Sheppard made a motion for approval of a 90-day extension for Preliminary Subdivision Plan for The Crossings. Second by Ms. Biggins and carried 5-0.

5.Final Land Subdivision Plan for John Morris (motion requested)

Ms. Heine explained that they are proposing to add a small parcel of 1500 SF (Lot 1B) to the lands of Vaness Robinson due to septic tanks installed on a property line. They are essentially adding this small parcel to Vanessa Robinson so that her tanks will be entirely on her property. The lots are located in the Agricultural/Residential (A/R) district.

Mrs. Biggins made a motion for approval for the Final Land Subdivision Plan for John Morris. Second by Mr. Sheppard and carried 5-0.

6.Final Subdivision Plan for GTC, DOS LLC (motion requested)

Ms. Heine stated they are proposing to subdivide off the existing chiropractic office and parking lot from the rest of the property. It is located in the MX district. Lot 2 will contain the existing office building with parking lot while Lot 1 will contain the radio towers. KPI recommended this plan for approval.

Mrs. Biggins made a motion for approval for the Final Subdivision Plan for GTC, DOS LLC. Second by Mr. Brauning and carried 5-0.

7.Action/Discussion on zoning and SALDO Amendment (motion requested)

- **Vegetative berms and buffering requirements – Correction of invasive species provisions**
- **Off street parking requirements for residential**
- **Ag Lot Size and forfeiture of lot credits for larger lots**
- **Sketch Plan as requirement of Cluster Development Submissions**
- **Express parking requirements for open space facilities**

Mr. Wiser, Township Solicitor, gave a general overview of various ordinances within the zoning and SALDO amendment that the Township is looking to change. Anything previously submitted is reviewed under the ordinance at the time of submission. Moving forward from the date of the adoption, this will be forwarded to the planning commission as well as Adams County planning. After comments are received a public hearing will be held to receive public comments. Following public hearing the ordinances can be adopted.

Mrs. Biggins made a motion to send the zoning and SALDO Amendment to the Planning Commission for review and approval. Second by Mr. Brauning and carried 5-0.

8. Approval of the 2027 Preliminary Budgets (motion suggested)

Manager David Blocher thanked everyone for their time and involvement in preparing the budget. Mr. Blocher had an open discussion with the Board regarding preliminary budgets reviewing the income and expenditures in the general budget with the Supervisors in a PowerPoint presentation. Mr. Blocher also reviewed the other budgets, capital reserve, state budget, park & rec, and the fire tax budget.

Mrs. Biggins made a motion to approve the 2027 Preliminary Budgets. Second by Mr. Sheppard and carried 5-0

9. 5r moved from consent agenda to Active Business. The Board authorizes the Public Safety committee to approve upon their review of box cards for Barlow Fire Department.

Mr. Sheppard made a motion to authorize the Public Safety Committee to approve box cards for Barlow Fired Department upon their review. Second by Mrs. Biggins and carried 5-0.

Manager Report:

Mr. Blocher reported the following:

- The budget process for Cumberland Township required numerous hours of gathering data, planning, making projections, and intensive team collaboration. I want to thank everyone for your incredible efforts and dedication. Your hard work and teamwork are what made this complex process a success.
- The Township submitted the annual MS4 Report on September 30, 2026.
- Building update- Cumberland Township received $1,980,000.00 from the RACP grant and it has been applied towards the principal on our building loan. $50,000.00 will be paid towards principal from the operating reserve account to finish the closeout process and convert our financing to Principal and Interest payments in January of 2027 ACNB.
- Mr. Blocher will be attending and representing Cumberland Township at the PA Economic Development Association conference on October 28,2026.
- The Township continues to work on open grants and opportunities.
- The Township completed a review of its cleaning schedule of the campus and after obtaining different quotes a recommendation was made to switch services to Coverall starting December 1, 2026. The process increased services and decreased the current costs.
- Thank you to everyone who made the Cumberland Township dedication on October 20th a spectacular success.
- Starting October 29th PMCA will be in the Township building on Tuesday and Thursdays during office hours. This is to enhance the process and interaction for the residents and staff of Cumberland Township.

Police Report:

Chief Trostle presented his report for the month of September including:

241 calls for service, 168 traffic stops, 13 criminal incidents, 4606 patrol miles logged. Addition highlights of his report include:

- Trick or Treat in the Township will be Saturday, October 31st from 6 pm – 8 pm. Schedule adjustments have been made to make sure that Halloween is a safe event for the kids and the community.
- Patriot Rail will be hosting a period steam engine that will be participating in delivering Abraham Lincoln for the events being held in Gettysburg Borough on November 18,2026 at 3:00 pm.
- Traffic detours will be impacting Gettysburg due to closing down the center square blocks starting November 15th through November 21st.
- Sgt Goodling and Chief Trostle attended Vida Charter Schools lockdown drill
- CTPD Officers were invited to attend area "Truck or Treat" events on Friday, October 23rd. Sgt Rosenberger and Officer Spidle attended St. Francis Xavier School and Officer Spidle and Chief Trostle attended ARC of York and Adams Counties at Deatrick Commons

- The Department is working on end of year mandatory certifications and classes for our annual recertification as commonwealth police officers. MPOETC Control Tactics Course will be completed by November and Fall firearms training and department night school shoot all have been completed
- Officer Lane Hartley and Chief Trostle completed a Glock Armorer school for their recertification in serving our department pistols
- CTPD hosted less lethal instructor training at the Adams County 911 center for area law enforcement agencies. Chief Trostle and Officer Hartley were successfully recertified as Less Lethan Shotgun instructors. Area LE agencies sent many students to the classes

Maintenance Department Report:

Mr. Walter read his report for September that included:

- The paving portion of the Administration building and campus upgrades have been finished. Maintenance assisted C.E. Williams in milling, grading, hauling, and placing materials on the remainder of the lot. Once paving was complete, maintenance graded the remaining stone portion of the lot so water would be directed into the stormwater facilities on the lot.
- Maintenance utilized their time with the rental boom mower, clearing intersections, guiderails, and brush covered embankments throughout the Township.
- Landscaping has begun on the front portion of the administration facility. This work should be completed, weather permitting, before the cold weather sets in to allow the planting to get acclimated to their settings.
- Mr. Walter attended the Road Management Conference in Williamsburg, VA. This is an annual event organized by LTAP groups from Pennsylvania, Maryland, West Virginia, Delaware, and Virginia. It provides opportunities to meet and interact with various state, county, and local road maintenance agencies from these regions.
- Jordan and Mr. Walter attended a Penn-Dot sponsored training program for leadership Development for Public Works in York County. Mr. Walter has a few LTAP classes scheduled for the crew members in the upcoming months which include: Winter Maintenance, Traffic Signal Maintenance and Basic Operations and Road Worker Safety Operations.
- Demolition will soon begin at the house located at 1390 Fairfield Road. Maintenance will be doing this with all in-kind services. Weather permitting, we should be completed by the end of November. In addition to the demolition, we have painted the trim and doors of the existing garage will utilize storage.

Committee Reports and comments from Board Members:

Economic Development: Nothing at this time. Mr. Brauning did attend a mural dedication at Beyond the Battle Museum presented by The Adams County Arts Council and Gettysburg History. The 1,000 ft exterior mural named Adams County Stories: Past, Present and Future was painted by local artist Sarah Jacobs in collaboration with Adams County residents. He encourages everyone to take time to stop and see the mural.

Gettysburg Area Recreation Authority: Mr. Sheppard reported the season is coming to an end. There will be an indoor Christmas Markert on December 5,2026. With the current weather conditions, mowing and maintenance continue. The board has been advised the Chair of GARA is moving out of the Township at the end of 2026 and is resigning from this position.

CTA: Mr. Wampler stated at the last meeting a motion was made to award and authorize signing of Substantial Completion of the South Plant Improvements Project and they are just waiting for a final inspection from PMCA. Budgeting for the upcoming year has begun and they continue to look at long-term projects.

COG: Mr. Phiel reported that Savvy Citizen attended this meeting. Cumberland Township currently uses Savvy Citizens. Mr. Phiel thinks this is a great tool to get out information to our residents and is also looking into more with Savvy Citizen to get even more information out to our residents.

Unless otherwise noted, all votes were unanimous. The meeting was adjourned at 8:35 p.m. for an executive session to discuss personnel, real estate and litigation with no outcome or decisions.

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Lisa Black, Township Secretary

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_____) Supervisors
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