

**North Cornwall Township
Mid-Month Meeting Minutes
August 18, 2020**

Call to Order:

The August 18, 2020 meeting of the North Cornwall Township Board of Supervisors was called to order by Mr. Abram at 6:00 pm with the Pledge of Allegiance to the Flag.

In attendance were Supervisors Samuel Abram, Jr., Chairman, Ronald Sell, Vice- Chairman, Michael Wahmann, Treasurer, Thomas J. Long, Sr., Township Manager, Chief John Leahy, NCTPD, Steve Sherk of Steckbeck Engineering, Inc., and Amy Leonard of Henry & Beaver Law Firm.

Others in attendance are listed on the attached sign-in sheet

Executive Session: Mr. Abram announce there was an Executive Session held July 21, 2020 regarding Personnel matters and no decisions were made.

Public Comment:

Rosemary Kreisher, owner of the property at 2240 West Cumberland Street, and Kurt Yordy, a developer, approached the Board of Supervisors regarding the proposal for the installation of a billboard. The adjoining property owner, Mr. Terry Dundore has been uncooperative and evasive with Mr. Yordy. Mr. Yordy would like to purchase Mr. Dundore's lot as well as the lot belonging to Ms. Kreisher. Mr. Yordy realizes there are set back issues for the billboard with Ms. Kreisher's property and asks for guidance from the Board as to how to go forward. The Board discussed the physical location, type of billboard, and the potential of future alley expansion with Mr. Yordy. All parties agreed to the discussed topics.

ACTION: Mr. Wahmann approved the reduced setbacks at 2240 West Cumberland Street lot as presented in Proposal #2. Mr. Sell seconded the motion. All voted in favor.

Public comment closed at 6:10pm.

Plan Briefing/ Presentation Request(s):

Mike Swank representing North Cornwall Commons Apartments LLC presented the plans for the 110 apartments to be constructed at North Cornwall Commons. Mr. Swank discussed the combing of three lots into two to allow for one apartment building on each lot, setbacks, parking, as well as the building height. Mr. Swank asked the Board to modify the setbacks from 50 feet reducing to 30 feet, and 22 feet at the curve. The Board takes issue with the building height, and a discussion ensued. Ms. Leonard is concerned there are no Developers Agreements between the new entity North Cornwall Commons Apartments LLC and the Township. Mr. Abram requests Mr. Swank to get all the required documents in order.

ACTION: Mr. Wahmann moved for the approval of a setback modification for Lot 23 and Lot 24 in accordance with Layout 6 presented at the meeting. Mr. Sell seconded the motion, and all voted in favor.

Township Engineer Report:

Discussion/Action – Springwood Development, North Cornwall Commons Phase 3 Financial Security – Reduction No. 3. Mr. Abram presented the request for a Letter of Credit reduction for NCC Phase 3 which was recommended by Jim Caldwell of Rettew.

ACTION: Mr. Abram moved for the Reduction of the Letter of Credit in the amount of \$206,730.81, with a balance of \$185,388.41. Mr. Wahmann seconded the motion. All voted in favor.

Discussion/Action: Fieldcrest Road traffic pedestrian options. Mr. Sherk, a Fieldcrest resident, presented various signage options to help alleviate danger to pedestrians walking on Fieldcrest Road. The Board discussed all options and decided Mr. Long should engage the homeowner with the shrubbery that is causing the sight distance issue. Mr. Long will offer to remove the shrubbery to clear the sight distance, and to replace the shrubbery in a different location on the homeowner's property.

PUBLIC SAFETY

Police:

Chief Leahy gave his report of the department activities for the month of July. The Chief also noted Patrolman Fischer is back from his medical leave, and the patrol car that was listed on Municibid has sold.

ACTION: Mr. Wahmann moved to accept the Municibid sale of the 2009 patrol car in the amount of \$2,277.00. Mr. Sell seconded the motion. All voted in favor.

Zoning/Code/Planning Commission Report:

Mr. Abram discussed the results of the Zoning Hearing Board regarding the Nolt property. The project was denied, and as the Nolt's have already erected the proposed building, the Township's options were discussed. Next meeting is scheduled for August 26, 2020.

Fire:

Neversink was not in attendance. Mr. Abram noted the Retention/Reward program total for Quarters One and Two amounted to \$2,790.00. Neversink will return to attending the Township meetings in September.

PUBLIC WORKS

Parks & Recreation: Cancelled until further notice.

Buildings/Highway/Recycling: Discussion/Action – None

Sanitary Sewer/MS4 Stormwater:

Mr. Long presented the Lebanon County Stormwater Consortium information packet to the Board.

ADMINISTRATION

Approval of Minutes:

Mr. Abram made a motion to approve the minutes from the July 21, 2020 meeting as written. Mr. Sell seconded the motion. All voted in favor.

Treasurer's Report/Fund Balance Report:

Mr. Wahmann presented the Treasurer's report. The Board reviewed receipts, expenditures, and fund balances as listed on the agenda. Mr. Abram made a motion to approve the Treasurer's report. Mr. Sell seconded the motion. All voted in favor.

Manager's Report:

Administrative Office - Misc. Activities & Correspondence:

Mr. Long presented the following correspondence for review:

- Updated quotes from Zinn's Insurance
- Funding totals for Farm Preservation
- Addition of description lines to the Township budget to aid with coding

- Fraud coverage costs from Fulton Bank. The Board discussed various options and decided to table the topic until Jen Powers can participate in the discussion.
- New phone systems were investigated, and two quotes have been presented. The Township must purchase new phones as the existing system is outdated.
ACTION: Mr. Wahmann moved to accept the quote from Choice Communications for a new phone system at the cost of \$8,225.00. Mr. Sell seconded the motion. All voted in favor.

New Business: None

Old Business: None

Solicitor's Report: None

Supervisor's Report: None

Additional Public Comment: Mr. Brandt appreciates the Township is watchful of spending.

The Board broke for an Executive Session at 7:10pm. The meeting resumed at 7:30pm.

Adjournment:

Meeting adjourned at 7:35pm.

Respectfully Submitted,
Thomas J. Long, Sr.
Township Manager
TJL/jt