

**North Cornwall Township
Mid-Month Meeting Minutes
December 15, 2020**

Call to Order:

The December 15, 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, and Steve Sherk of Steckbeck Engineering and Surveying, Inc. Amy Leonard of Henry & Beaver Law Firm was not in attendance.

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

Executive Session: None

Public Comment: None

Plan Briefing/ Presentation Request(s):

Discussion/Action - Mr. Sherk presented the preliminary Land Development Plan for the Wellspan Lebanon Health Center to be located at Cornwall and Rocherty Road. The Plan is for a two-story medical building and there are some waivers that need to be approved by the Board of Supervisors. Mr. Sherk detailed the reasoning behind the waiver request – to address stormwater requirements, curbing, and pedestrian safety.

ACTION: Mr. Abram motioned to approve the waiver for Wellspan Lebanon Health Center, Section 303 Volume Reduction Request. Mr. Sell seconded the motion. All voted in favor.

ACTION: Mr. Abram motioned to approve the waiver for Section 307B19 for Wellspan Lebanon Health Center dewatering. Mr. Sell seconded the motion. All voted in favor.

ACTION: Mr. Abram motioned to approve the waiver for Wellspan Lebanon Health Center, Section 501-11 for Curbing. Mr. Sell seconded the motion. All voted in favor.

ACTION: Mr. Abram motioned to approve the Preliminary Wellspan Lebanon Health Center Plan as presented with above mentioned waivers, upon condition of receipt of signed Plans. Mr. Sell seconded the motion. All voted in favor.

Township Engineer Report:

Discussion/Action – 550 and 600 Isabel Drive Land Development Plans, Financial Security Reductions. Mr. Sherk recommends the Board release the remaining security held for 550 Isabel Drive and for 600 Isabel Drive. He stated the punch list of items that needed to be corrected – mostly landscaping issues – have been taken care of, and he has received the As Built Plans he requested.

ACTION: Mr. Wahmann moved for the reduction of the outstanding balance of \$54,883.40 to LINLO Properties at 550 Isabel Drive. Mr. Sell seconded the motion. All voted in favor.

ACTION: Mr. Wahmann moved for the reduction of the outstanding balance of \$57,200.00 to LINLO Properties at 600 Isabel Drive. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action: Garden Oaks Associates, L.P. Minor Subdivision – Lot Add-On Plan. Mr. Sherk reported a waiver (405.1) is requested of the Township Land Development Ordinance Plan Scale. The Plan scale chosen (1" = 60 feet) allows the entire property to be viewed on one plan sheet, as opposed to the Ordinance requirement of 1" = 50 feet which would require three plan sheets. The Plans will need to be approved by Lebanon City Planning Commission, which will meet in January 2021 as their December meeting was cancelled due to Covid-19 concerns.

ACTION: Mr. Abram moved to approve the waiver modification of 405.1 for the Garden Oaks minor subdivision lot add-on. Mr. Sell seconded the motion. All voted in favor.

ACTION: Mr. Wahmann moved to accept the Planning Commission recommended approved Plan waiver upon conditional use. Mr. Sell seconded the motion. All voted in favor.

PUBLIC SAFETY

Police:

Chief Leahy gave his report of the department activities for the month of November. Mr. Sell did not have the mileage report for the Police vehicles. Mr. Wahmann asked the Chief if he has made provisions for fueling the squad cars once the City of Lebanon gas pumps are closed due to construction. The Chief has Sunoco credit cards activated for the duration of the construction.

Zoning/Code/Planning Commission Report:

Byler Project Lot 2, corner lot of Phase 1A along Cornwall and Rocherty road. The developer plans had a fountain at the corner of the property, but they have changed it to a sign instead, however they did not get approval from the Planning Commission for the change. The Planning Commission is waiting to review the changes.

Next Planning Commission meeting is scheduled for January 27, 2021.

Fire:

Chief Shank gave the reports for the month of November. Mr. Lux noted the Neversink Fire Company finances are in good shape. He introduced Shaylene Scheib who will be the Vice President of Neversink in 2021. Mr. Lux gave a presentation to the Board regarding the long-term fleet needs for Neversink. The Board asked for Mr. Lux and Chief Shank to create a plan to guarantee there is a fire apparatus at every fire call.

PUBLIC WORKS

Parks & Recreation: Cancelled until further notice.

Buildings/Highway/Recycling:

Mr. Long reported the Recycling Grant 902 was awarded in the amount of \$145,749.00 to North Cornwall Township for equipment.

Sanitary Sewer/MS4 Stormwater: None

ADMINISTRATION

Approval of Minutes:

Mr. Abram made a motion to approve the minutes from the December 1, 2020 meeting as written. Mr. Sell seconded the motion. All voted in favor.

Manager's Report:

Administrative Office - Misc. Activities & Correspondence:

Statement by the Chairman of the Board of Supervisors:

Mr. Abram noted a Township resident submitted a letter voicing concerns over criminal activity in the Township. The Board of Supervisors strongly denounce any crime in North Cornwall Township. The Board of Supervisors supports and stands in solidarity with the North Cornwall Township Police Department to prevent and solve all crime.

Mr. Long presented the following items for discussion/review:

ABI: Mr. Long proposed the Township re-engage the services of John Neely of ABI as building code inspector. Mr. Long feels the Township's current building code inspector does not respond to Township needs in a timely manner. The Board was amenable to the proposal.

Fulton Bank: Mr. Long and Jen Powers participated in a conference call with Fulton regarding the new accounts. Due to the security issue of earlier this year, the Township closed the old accounts and opened new. Fulton and the Township continue to work towards having all new accounts at the same interest rates as the old accounts.

New Business:

Discussion/Action: Adoption of Resolution 2020-23. The Resolution is for amending the 2020 budget line items. ACTION: Mr. Sell moved to adopt Resolution 2020-23. Mr. Wahmann seconded the motion. All voted in favor

Discussion/Action: North Cornwall Commons Apartments, LLC refinancing Letter of Credit. Mr. Long noted North Cornwall Commons Apartments have changed financial institutions and the Board needs to approve the exchange from Jonestown Bank to Mid Penn Bank. Mr. Long has the letter to Jonestown Bank prepared and will deliver it tomorrow upon the Board's approval. ACTION: Mr. Wahmann moved for the Letter of Credit to be returned to Jonestown Bank. Mr. Sell seconded the motion. All voted in favor.

Old Business:

Discussion/Action: Ordinance #323 – Amendment to Traffic Ordinance #273.

ACTION: Mr. Sell moved to approve Ordinance 323. Mr. Wahmann seconded the motion. All voted in favor.

Solicitor's Report: None

Supervisor's Report:

Mr. Wahmann noted the Stifel account earnings for the non-uniform pension plan from January 1 through to November is 9.32%, and for uniform is 10.13%.

Additional Public Comment: None

Adjournment: Meeting adjourned at 7:42pm.

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