

**North Cornwall Township
General Meeting Minutes
May 4, 2021**

Call to Order:

The May 4, 2021 meeting of the North Cornwall Township Board of Supervisors was called to order by Mr. Wahmann at 7:00 pm with the Pledge of Allegiance to the Flag.

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

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

Executive Session:

An Executive Session was held on April 20, 2021 to discuss Personnel and Legal matters.
No Action was taken.

Public Comment:

Mr. Tomco asked what is the large building being built across from the Expo Center? Mr. Wahmann answered it will be two apartment buildings. Mr. Tomco also questioned why North Cornwall Township's zoning is so restrictive as compared to Bethel Township, to which Mr. Wahmann and Mr. Sherk described the difference between the population density of the two townships.

Plan Briefing/ Presentation Request(s):

Discussion – Meadow Lane Farms, HOA Declaration and Bylaws: Mr. Sherk reported he has a few comments/items to address on the revised Meadow Lane Farms Plan before he turns them over to Ms. Leonard. Mr. Long noted there are some items within the HOA Declaration and Bylaws that were brought to his attention by Jean Long regarding NCT Zoning enforcement. Ms. Leonard will review and report her findings. Mr. Long also addressed the sewer easement and the lack of a response from the property owner. A discussion on how to address the issue ensued with many ideas placed on the table. Mr. Wahmann ended the discussion by saying the issue is too far into the future and feels this is the developer's problem.

Township Engineer Report:

Discussion – Wilhelm Ave/Cornwall Road Project County Conservation Meeting Update: Mr. Long gave an update noting the Larsen Engineering Group has taken over from Mackin for this project. The topic of stormwater management design was discussed, with ideas from using the existing stormwater basin to storage under the road, neither of which were found to be acceptable. Mr. Sherk said ideally the triangle of property should have a rain garden. PennDOT will begin the necessary land acquisition.

Discussion – Women's Health Center, 845 Tuck Street, Engineer Review letter: Mr. Long was notified the property at 845 Tuck Street has an outstanding balance of \$6,190.25 remaining on the Letter of Credit. Mr. Sherk noted the outstanding items that needed to be completed are minor. Mr. Long wanted to alert the Board there will be a future Final Release letter coming once the items are addressed.

Discussion – Mr. Sherk wanted to inform the Board work will begin this week with LandStudy permitting and design on the SQ1 – Quittaphilla restoration project. There will be digging to assess sediment and channel surveys. There is a need for an Agreement with Lebanon County and Yogi's Mini Golf as they are landowners involved in the project.

Bridge Update: Mr. Sherk is waiting on PennDOT approval for structural adequacy for the Oak Street Bridge in front at the Country Club. Once he has approval, he will get the bid documents together and get them out as ASAP.

PUBLIC SAFETY

Police Dept.: None

Zoning / Code / Planning Commission Report:

Planning Commission Report –

Mr. Abram was absent from the April Planning Commission meeting. Mr. Long noted Lot 1 at Quentin Crossing was approved. The new business will be located next to Tractor Supply on Quentin Road.

The next meeting is scheduled for May 26, 2021 at 7:00 pm.

Fire Dept: None

PUBLIC WORKS

Park & Recreation:

Meetings cancelled until further notice, however, Mr. Wahmann noted he spoke to Mr. Deiderick recently. Mr. Wahmann hopes the Rec Board will resume meetings again soon.

Highway/Recycling:

Discussion/Action – Advertisement Approval for Traffic Line Painting & Intersection Markings. Mr. Thompson briefed the Board, noting he reached out to two companies but was met with unpredictable pricing. ACTION: Mr. Abram moved to approve the advertising of the 2021 Traffic Line Painting and Intersection Markings. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action – Resolution 2021-12, Quentin Road and Isabel Drive Traffic Signal Application. Mr. Thompson reported this Resolution means the Township agrees to take over the maintenance of the new traffic signal upon completion. ACTION: Mr. Sell moved to approve Resolution 2021-12. Mr. Abram seconded the motion. All voted in favor.

Discussion/Action – Creekside Drive, LTAP Tech Assist Traffic Study and Recommendations. Mr. Batra of Creekside attended the meeting to discuss the results of the study. Mr. Abram reviewed the data from the Traffic Study and reported there isn't really a speeding problem in Creekside. The data shows there are very few cars driving at a speed that merits a ticket. Mr. Abram noted educating pedestrians to practice good safety would be the best answer to the issue. He has witnessed pedestrians who are distracted and not paying attention to on-coming traffic. No Action was taken.

Sanitary Sewer/MS4 Stormwater:

Discussion/Action – Dairy Road Pump Station Project Updates. Mr. Thompson said the project is moving along.

ADMINISTRATION

Approval of Minutes:

Mr. Sell made a motion to approve the minutes from the January 19, 2021, 2021 meeting as written. Mr. Abram seconded the motion. All voted in favor.

Treasurer's Report/Fund Balance Report:

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

Manager's Report:**Administrative Office - Misc. Activities & Correspondence:**

Mr. Long presented the following Correspondence for the Board to review:

- Letter from City of Lebanon Authority asking for notification and cooperation with any Township watermain projects funded by the COVID Relief Package.
- Letter of appreciation regarding Officer Brandt from a motorist at the Kohl's parking lot.

New Business:

Discussion/Action: Handicap Parking Sign Request at 1701 Center Street. Mr. Wahmann reviewed the application and noted all the required documentation was presented. ACTION: Mr. Wahmann moved to approve the Handicap Parking Sign application for Shirley Glick at 1701 Center Street. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action: Church of the Good Shephard request a waiver for their sign. ACTION: Mr. Wahmann moved to grant a waiver to Church of the Good Shephard for the erection of a 52SF sign at their 1500 Quentin Road location. Mr. Abram seconded the motion. All voted in favor.

Discussion/Action: Citizen Complaint regarding a loud car. Ellie and John Salahub requested the Township adopt an ordinance with penalties to stop the use of cars that are loud. The Board reviewed the video provided by Mr. and Mrs. Salahub and concluded the Township Nuisance Ordinance already addresses noise, and the Township has no authority to ban loud cars. If the Salahubs believe the car is speeding they should call the police. Mr. Long will notify Mr. and Mrs. Salahub.

Discussion/Action: Neversink Fire Company Solicitation Waiver. Mr. Long presented a letter from Neversink requesting a waiver from any solicitation fees for their fundraising events planned for 2021. ACTION: Mr. Wahmann moved to waive any solicitation fees for Neversink Fire Company fundraising events of 2021. Mr. Abram seconded the motion. All voted in favor.

Old Business: None

Solicitor's Report:

Ms. Leonard noted the Loan closing will be take place at the end of next week. She will have all the documents to be signed at the next NCT meeting.

Supervisor's Report: None

Additional Public Comment:

Mr. Tomco stated he is concerned about the Township's senior citizens and property assessment. He asked if the Township has any control over the assessment process. Mr. Abram replied the Township does not – it is the County.

Executive Session:

The Board held an executive session from 8:05 pm until 8:35 pm. No action was taken.

Adjournment:

The Meeting was adjourned at 8:36 pm.

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