

**North Cornwall Township
General Meeting Minutes
February 2, 2021**

Call to Order:

The February 2, 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:

Executive Session was held on January 19, 2021 to discuss Personnel and Legal matters.
Executive Session was held on January 29, 2021 to discuss Personnel and Legal matters.
No Action was taken at either Executive Session.

Public Comment: None

Plan Briefing/ Presentation Request(s):

Review - North Cornwall Commons, Lot #2, Land Development Plan. Mr. Swank, Byler Real Estate Holdings, LLC., stated that at the corner of Cornwall and Rocherty Road (restaurant lot, Mick's All-American Pub) they would like to install a sign with a pedestrian area in place of the fountain which was originally proposed. Josh Weaver, Chrisland Engineering, discussed aesthetic changes to the exterior of the building.

The Applicant is also requesting a modification/waiver request to Article 3.14.3 "A minimum ten (10') foot wide landscape strip shall be provided along Cornwall Road and Rocherty Road (but excluding the Residential Area, which is regulated elsewhere in the Eastern Design Standards) as measured from the street right-of-way line." In order to provide a distance of 8' from the street right-of-way line to the parking lot curb, and this area includes a 5' wide sidewalk. This will be presented for motion at the mid-month meeting.

Township Engineer Report:

Discussion - Bridge Permits Update – Mr. Sherk stated that we originally thought we needed 10 permits. He just found out that we do not need a permit for the Chestnut Street bridge. Three more permits applications have been approved, Creekside Drive over the Snitz Creek, and both bridges on Dairy Road. Two applications have not been submitted because the Fish & Wildlife clearances have not come back. The most critical bridge application is Oak Street @ the Country Club, which needs to be milled and a waterproof membrane laid prior to any road repaving work.

Discussion - Meadow Lane Farm-Phase 1, Plan review #2.

Mr. Sherk stated that the Final Plan for Phase 1 should not be considered for approval by the Board of Supervisors until the Preliminary Plan is approved unconditionally.

The Planning Commission desires a crosswalk to be provided across S. 22nd Street on the north side of the Lavendar Lane entrance into the development. The crosswalk shall connect to the paved trail at the south entrance to the Faith Baptist Church on the east side of the road. Since this would be a mid-block crosswalk, proper pedestrian crossing signage and advance warning signage shall be provided to alert motorists to the crossing.

An agreement committing the City of Lebanon Authority to allowing connection to the existing public water system and to supply water for the proposed development is required.

Also, final plan approval for each phase shall be predicated upon written approval by ACT One of the proposed public sewer system extension and connection plans and that applicable financial guarantees have been received.

Discussion – Intersection Projects: Rt. 72 & Rocherty Road, Cornwall Road & Rocherty Road, and Cornwall Road Widening. Mr. Sherk prepared a Declaration stating that the Township will be responsible for the long-term maintenance of the stormwater facilities however this will not be signed by us until the contractor has completed all the punch list items.

PUBLIC SAFETY

Police Dept.: None

Zoning / Code / Planning Commission Report:

Planning Commission Report – None

The next meeting is scheduled for February 24, 2021 at 7:00 pm.

Fire Dept: None

PUBLIC WORKS

Park & Recreation:

Meetings cancelled until further notice.

Highway/Recycling:

Discussion – 2021 Paving Projects; PIB Loan Application Update.

Mr. Long received an email from Patty Bower, PA Dept. of Transportation, Transportation Planning Specialist I. She stated that the loan application is still in review, and the PIB process will take at least 6 months to complete. This is a loan through PennDOT with oversight of the State. There will be LGUDA review, resolutions and signing requirements on our end as well as advertising. Once they receive the signed contract it goes through State and Legal review. Alternate financing options were discussed.

As far as the paving is concerned, Mill Street is the worst. Mr. Sherk stated that PennDOT considers the milling and waterproof membrane to be a structural change therefore requiring their approval. Mr. Sherk will reach out to Wilson Consulting to see if they can help expedite the process.

Sanitary Sewer/MS4 Stormwater:

Discussion/Action – Dairy Road Pump Station Project Updates. - None

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:

- Complaint Email, Farming Spreading Operations – 3rd Shift spreading. Discussion followed regarding the exploration of the use of drag hoses which would reduce the truck traffic in the middle of the night. No action was taken.
- Complaints, Political Signs. Large signs along Oak Street. The signs are on private property. The supervisors are not willing to change the sign ordinance.
- Lebanon County Dept. of Emergency Services, Cornwall Road Address Change. The property address was changed so that addresses are in sequential order thus eliminating confusion in the case of an emergency.
- Lebanon County First Responders Memorial Letter. This non-profit organization is soliciting for donations to fund a memorial which will be located at the 911 Communications and Emergency Response Center located in North Cornwall Township.
- Discussion: Verizon Fios Information Form Letter. A form letter was sent to Verizon seeking information regarding the installation of FIOS in North Cornwall Township. This letter was not returned to us. Mr. Wahmann stated that he spoke with a Verizon Employee in a Verizon Truck who has been installing fiber optic cable in his neighborhood. Discussion followed regarding finding a “higher up” in the Verizon organization to forward this letter to in an attempt to determine if franchise fees are due.

New Business: None

Old Business: None

Solicitor's Report: None

Supervisor's Report:

Mr. Abram stated that we are entering into a Sales Agreement to purchase land to the south and east of the current Township Office.

Mr. Wahmann requested an update on Wilhelm Avenue. Ms. Leonard stated that she has reviewed and suggested changes to the deed. There seems to be a hold up with the County. To date, it has not been presented for signature. There is nothing for us to do at this point.

Mr. Wahmann requested an update on the property transfer at the Motorcycle Club on 22nd Street. Michelle Pautz picked up a large set of drawings at our office for review approximately 2 weeks ago. To date, we have not received any comment.

Additional Public Comment: None.

Executive Session:

The Board held an executive session to discuss personnel matters from 8:15 pm until 8:37 pm. No action was taken.

Adjournment:

The Meeting was adjourned at 8:40 pm.

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