

**North Cornwall Township
Mid-Month Meeting Minutes
January 19, 2021**

Call to Order:

The January 19, 2021 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 Michael Wahmann, Chairman, Ronald Sell, Vice- Chairman, Sam Abram, Jr., Treasurer, Thomas J. Long, Sr., Township Manager, Chief John Leahy, NCTPD, Steve Sherk of Steckbeck Engineering and Surveying, Inc., and Amy Leonard of Henry & Beaver Law Firm.

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

Executive Session: An Executive Session was held on January 4, 2021 regarding personnel matters. No action was taken.

Public Comment: None

Plan Briefing/ Presentation Request(s):

Discussion/Action – Meadow Lane Farms, Preliminary Land Development Plan. Chris Dellinger of Herbert, Rowland & Grubic representing Meadow Lane Farms reviewed the Preliminary Land Development Plan. There will be 5 phases, all single-family dwellings (271). Work is tentatively scheduled to begin in late Spring with Phase One.

They are requesting nine (9) waivers.

ACTION: A waiver from SALDO §403.4.W. is being requested by Meadow Lane Farms (MLF) for each section of the development containing a minimum of 25% of the total number of dwelling units. Mr. Abram motioned to approve this waiver request. Mr. Sell seconded the motion. All voted in favor.

ACTION: A waiver from SALDO §407.3 is being requested by MLF to allow the previously completed 2007 Traffic Impact Study to be recognized for current project with the condition that the Twp. can require submission of an updated traffic impact study as part of the final plan application for any phase if circumstances change and warrant submission of an updated study. Mr. Abram motioned to approve this waiver request. Mr. Sell seconded the motion. All voted in favor.

ACTION: A waiver from SALDO §502.12.C.1 is being requested by MLF to allow the proposed paved walking path along portions of W. Walnut St. and S. 22nd St. (in lieu of sidewalks) to provide safe pedestrian access to Gloninger Woods Park from the development's internal road network. Mr. Abram motioned to approve this waiver request. Mr. Sell seconded the motion. All voted in favor.

ACTION: A waiver from SALDO §502.14.C.1 is being requested by MLF for the proposed cul-de-sac street (Buttercup Court) to be shorter than 250' (as measured from the centerline of Sunflower Lane to the center of the paved turnaround). Mr. Wahmann motioned to approve this waiver request. Mr. Abram seconded the motion. All voted in favor.

ACTION: A waiver from SALDO §502.5.A is being requested by MLF for the requirement of existing bordering streets to be reconstructed to full width. Mr. Abram motioned to approve this waiver request. Mr. Wahmann seconded the motion. All voted in favor.

ACTION: A waiver from Stormwater Management Ordinance §308.M is being requested by MLF for the construction of a second basin outlet structure (in lieu of an earthen emergency spillway) for Basin H. Mr. Wahmann motioned to approve this waiver. Mr. Sell seconded the motion. All voted in favor.

ACTION: A waiver from Stormwater Management Ordinance §310.G is being requested by MLF for the limitation of one (1) inch depth of stormwater flow across intersections for the 25-year storm. Mr. Abram motioned to approve this waiver. Mr. Wahmann seconded the motion. All voted in favor.

ACTION: A waiver from SALDO §502.1.M is being requested by MLF to allow a 30' x 30' snow removal easement in lieu of the required 40' x 30' easement. Mr. Wahmann motioned to approve this waiver. Mr. Sell seconded the motion. All voted in favor.

ACTION: A waiver from SALDO §403.4.N is being requested by MLF to allow them to show sewer and water designs in Phases 2, 3 & 4 on the final plan in lieu of the preliminary plan conditioned that no construction of the sewer and water facilities in Phases 2, 3 & 4 can occur prior to approval of the design on a revised preliminary plan or final plan. Mr. Abram motioned to approve this waiver. Mr. Wahmann seconded the motion. All voted in favor.

Mr. Abram made a motion to approve the preliminary plan as submitted. Mr. Sell seconded the motion. All voted in favor.

Township Engineer Report:

Discussion – GP-11 Permit Applications

Mr. Sherk stated that we have approvals for NC-10 (Chestnut St. over Quittie Creek), and NC-11 (Creekside Dr. over Snitz Creek). No review/response for NC-1, NC-2, NC-7, and NC-9. The remaining applications cannot be submitted for approval until US Fish & Wildlife clearances.

Discussion/Action – Greystone Crossing, Phase 5 Sanitary Sewer Bond Reduction

Landmark Homes requested a reduction to the sanitary sewer financial security in the amount of \$88,950.00 leaving a balance of \$14,395.00. Mr. Abram motioned to approve the reduction in sanitary sewer financial security. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action – Greystone Crossing, Phase 5 Site Improvement Bond Reduction

Chrisland Engineering & Consulting recommends a reduction to the site improvements bond in the amount of \$387,085.05 leaving a balance of \$149,361.30. Mr. Abram motioned to approve the reduction to the site improvements bond. 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 December. Brief discussion followed regarding repairs made to police vehicles.

Zoning/Code/Planning Commission Report:

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

Fire:

Chief Shank gave the reports for the month of December.

Mr. Lux gave his financial reports for the year end 2020. Discussion followed regarding budgeting for the year 2021.

Mr. Wahmann stated that the Twp. will be increasing the 2021 Budget line item contribution donation to the fire company to \$60,000, and increased the revenue to the equipment fund line item to \$25,000.

Mr. Lux and Chief Shank presented information obtained from other fire companies in the area who utilize a paid service to guarantee there is a fire apparatus at every fire call. At this point, a paid service is not an option. Chief Shank discussed the changes to the call response procedures, which should provide better coverage.

PUBLIC WORKS

Parks & Recreation: Meetings cancelled until further notice.

Buildings/Highway/Recycling: None

Sanitary Sewer/MS4 Stormwater:

Discussion/Action – Dairy Road Pump Station Operations & Replacement Project

Mr. Thompson discussed the quotes for the pump repair. The cost will be between \$34,000 and \$35,000. Weather permitting, repairs are scheduled for February 8, 2021.

Discussion/Action – Lebanon County Stormwater Consortium Meeting Packet

Mr. Long was not in attendance but has attached the meeting packet for review. The meeting was held one week early because the Consortium mis-advertised the meeting date.

ADMINISTRATION**Approval of Minutes:**

Mr. Abram made a motion to approve the minutes from the January 4, 2021 meeting as written.

Mr. Sell seconded the motion. All voted in favor.

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

Discussion – Schopf Brothers Easter Flower Solicitation – No objections to the outdoor sale of Easter flowers.

Discussion – Final 2020 Treasurer's Report – Mrs. Powers made the final transfer of funds for 2020. The Fire Protection Reserve Fund and the First Aid Reserve Fund will be separate from this point on.

Discussion – Street Light Request – The Creekside Community feels that a streetlight is needed at the intersection of Creekside Drive and Rt. 241. The Township recommends that the Creekside HOA contact Met Ed directly regarding the streetlight, or consider adding lights to the entrance sign. All costs would be paid by Creekside Community.

New Business:

Discussion/Action – Resolution 2021-05, Appointment of Zoning Hearing Board Member. Mr. Abram motioned to approve Resolution 2021-05 appointing William J. Yeagley to the Zoning Hearing Board. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action – Resolution 2021-06, Destruction of Administrative Records. Mr. Abram motioned to approve Resolution 2021-06, Destruction of Administrative Records. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action – Resolution 2021-07, Destruction of Police Records. Mr. Abram motioned to approve Resolution 2021-07, Destruction of Police Records. Mr. Sell seconded the motion. All voted in favor.

Old Business:

Discussion/Action: The Township is interested in purchasing property (7.6719 acres) adjacent to the Township offices. The appraisal was completed. Mr. Abram motioned to approve the purchase of WS 16th Street, City of Lebanon Parcel 02-2333961-366582, and North Cornwall Twp. Parcel 26-2333863-367327 from Garden Oaks Associates for \$240,000 and that the Board will sign the sales agreement as soon as the City of Lebanon Mayor signs off, and the \$20,000 down payment. Mr. Sell seconded the motion. All voted in favor.

Solicitor's Report:

Discussion – The Konevitch case will be back in court on February 4, 2021.

Supervisor's Report:

Mr. Wahmann commented with regards to the Gingrich complaint, the chipper/shredder was running all day Saturday and Sunday.

Additional Public Comment: None

Executive Session: The Board held an executive session to discuss personnel matters from 7:18 pm until 7:55 pm. No action was taken.

Adjournment: Meeting adjourned at 7:56 pm.

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