

**North Cornwall Township
Mid-Month Meeting Minutes
February 16, 2021**

Call to Order:

The February 16, 2021 meeting of the North Cornwall Township Board of Supervisors was called to order by Mr. Wahmann at 6:00 pm with the Pledge of Allegiance to the Flag.

In attendance were Supervisors Michael Wahmann, Chairman, Ronald Sell, Vice- Chairman was absent, 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 February 2, 2021 regarding personnel and legal matters. No action was taken.

Public Comment: None

Plan Briefing/ Presentation Request(s):

Discussion – Meadow Lane Farms, Land Development Plan Phase One. Chris Dellinger of Herbert, Rowland & Grubic representing Meadow Lane Farms presented the revised final Land Development Plan for Phase One. Mr. Dellinger noted all the technical comments have been addressed, but there are still some Administrative items to be completed. Mr. Abram asked if the Plans are ready for approval, to which Mr. Dellinger replied he isn't sure. Ms. Leonard commented the Administrative items – such as the Letter of Credit, Park & Rec fees, and Bonds are important and should be in place as well. Mr. Long had a question about the impervious coverage calculations, which were clarified by Mr. Dellinger.

Discussion/Action – North Cornwall Commons Lot #2 Land Development Plan
Mr. Swank requested approval of some changes to the Land Development Plan for North Cornwall Commons Lot #2. Ms. Leonard noted the Agreements are signed, cost estimates are approved, but she is missing the Letter of Credit.

ACTION: Mr. Abram moved to grant a waiver for North Cornwall Commons Lot #2 for the ten foot (10') landscape strip to be modified to an eight foot (8') landscape strip as shown on the Plan. Mr. Wahmann seconded the motion, and all voted in favor.

ACTION: Mr. Abram moved to approve North Cornwall Commons Lot #2 Land Development Plan pending the Letter of Credit and approval of said Letter of Credit from Ms. Leonard. Mr. Wahmann seconded the motion, and all voted in favor.

Mr. Abram stated to Mr. Swank the Planning Commission, Ms. Leonard, and the Board of Supervisors have concerns with the settlement agreement. He wishes to have a meeting in the future to review the Agreement to make it more fluid doing business with Springwood. Mr. Swank agreed.

Township Engineer Report:

Discussion – GP-11 Permits

Mr. Sherk stated some of bridge permits are coming in and anticipates the project to be completed this year. He states it will not interfere with the Township paving schedule. Some of the bridge work will consist of milling off existing asphalt, replacing deck drains, parapet walls and exposed rebar repair.

Discussion - Consortium Project.

Mr. Shirk discussed the Snitz Creek stream restoration project. An assessment from LandStream, Inc. for scope of work, permitting requirements, and cost estimates has been requested. The adjoining property owners will need to be contacted, but most of it is owned by County. This highly visible project will show productive use of the MS4 funds that have been collected.

PUBLIC SAFETY

Police:

Chief Leahy gave his report of the department activities for the month of January.

Zoning/Code/Planning Commission Report:

Next Planning Commission meeting is scheduled for February 24, 2021.

Fire:

Chief Shank gave the reports for the month of January. Mr. Lux gave his financial reports for January and noted there will be no Easter flower sale this year due to Covid-19. Mr. Lux asked the Board if they have given any thought to the idea of a full-time driver for Neversink. Mr. Wahmann answered he feels it will be more productive to meet with Neversink separately to brainstorm for ideas. Lastly, Mr. Long noted there is some confusing language in Ordinance 308 regarding Rapid Entry system requirements. Mr. Long and Ms. Leonard will work on correcting the conflicting language.

PUBLIC WORKS

Parks & Recreation: Meetings cancelled until further notice.

Buildings/Highway/Recycling:

Discussion/Action –2021 Paving Project update, financing, advertising, Resolution 2021-08. Mr. Abram noted instead of a PIB loan he approached three different banks to compare interest rates for a six (6) year fixed loan. A discussion ensued regarding proper documents required to be completed by Ms. Leonard – documents normally provided to her by the State with a PIB loan - but would not be provided by a bank loan. She will investigate her options. Mr. Long requested the Board approve the Escalator Clause for Bituminous Materials Resolution 2021-08, as well as approve Advertisement for the 2021 Paving Project Bid.

ACTION: Mr. Abram motioned to approve the Advertisement of the North Cornwall Township 2021 Paving Project for Bid. Mr. Wahmann seconded the motion, and all voted in favor.

ACTION: Mr. Abram motioned to approve Resolution 2021-08, the Clause for Bituminous Materials. Mr. Wahmann seconded the motion, and all voted in favor.

Sanitary Sewer/MS4 Stormwater:

Discussion – Dairy Road Pump Station Operations & Replacement Project.

Mr. Thompson noted the repairs to the pump station are complete and the cost was about \$34,000. He and Mr. Long met with Act One & Associates and HRG to discuss the new pump station design. Mr. Long is pleased with the suction pump design as it is less costly to install and is much easier to maintain.

Discussion – Lebanon County Stormwater Consortium Meeting Packet.

Mr. Long attached the February meeting packet for the Supervisors. Mr. Sherk presented the Consortium Snitz Creek stream restoration information during this evening's Township Engineer report.

ADMINISTRATION

Approval of Minutes:

Mr. Abram made a motion to approve the minutes from the February 2, 2021 meeting as written. Mr. Wahmann seconded the motion. All voted in favor.

Manager's Report:

Administrative Office - Misc. Activities & Correspondence:

Discussion/Action – Wellspan Sechler Cancer Center Solicitation Special Exception Request. Mr. Long reported Wellspan wishes to conduct an Employee Appreciation Day and wishes to hold the event in the parking lot of the Sechler Cancer Center. The event would include food trucks to serve the employees. Mr. Long requests the Board to grant a special exception to the Solicitation License requiring all food trucks to register with North Cornwall Township and to pay the associated fees.

ACTION: Mr. Abram moved to grant Wellspan Sechler Cancer Center a Solicitation License special exception for the March 2021 food truck event. Mr. Wahmann seconded the motion, and all voted in favor.

New Business:

Discussion – Proposed Plan for Administrative Township Building.

Mr. Abram presented the new building sketch drawing that was reviewed by Ken Funk. The preliminary cost estimate is \$2 Million, which includes design, site work, and building design. Mr. Abram would like the Planning Commission to review and give feedback. The Township will vacate the existing building which will allow for the Police Department expansion. Mr. Wahmann stated the Township has funds set aside for renovations to the existing building to assist the Police Department with any required modifications.

Old Business: None

Solicitor's Report:

Ms. Leonard stated regarding the purchase of the 16th Street property, the Seller did sign the Agreement, and she will need someone to attend the Settlement. She suggested the Board authorize Tom Long to sign any documents at the Settlement.

ACTION: Mr. Wahmann moved to authorize Tom Long, Township Manager to serve as the Official for the property Settlement of the 16th Street property. Mr. Abram seconded. All voted in favor.

Ms. Leonard noted she is still waiting to hear back from Verizon. She would like to discuss the need for a franchise agreement for the new Fios lines currently being installed in North Cornwall Township. She will continue to investigate.

Supervisor's Report: None

Additional Public Comment: None

Executive Session: The Board held an executive session to discuss personnel matters from 7:18 pm until 7:39 pm. No action was taken.

Adjournment: Meeting adjourned at 7:40 pm.

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