

**North Cornwall Township
Board of Supervisor's Meeting
September 6, 2022**

Call to Order:

The September 6, 2022, meeting of the North Cornwall Township Board of Supervisor's was called to order by Mr. Abram at 7:00 pm with the Pledge of Allegiance to the Flag.

In attendance were Supervisors Sam Abram, Jr., Chairman, Mike Wahmann, Vice-Chairman, Ronald Sell, Treasurer, Thomas Long, Sr., Township Manager, Justin Thompson, Public Works Director, Steve Sherk of Steckbeck Engineering and Surveying, Inc., Amy Leonard, Henry and Beaver Law Firm, and Police Chief Harry Ward of NCTPD.

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

Executive Sessions since last meeting: None

Public Comment: A Township resident asked if there will be ingress/egress to the new administration building from 16th Street. Mr. Abram said NO.

PUBLIC SAFETY

Fire Department: None

Police Department: None

Zoning/Code/Planning Commission Report: None

PLANNING-ENGINEERING

Planning-Presentation Request: None

Township Engineer Report:

Discussion/Action – Nolt's Garden Center – Letter of Credit Reduction #2. Mr. Sherk stated that the final inspection has been done, and the as-built drawings have been submitted. He is recommending that the Township reduce the Letter of Credit to zero. Mr. Wahmann made a motion to release the final \$20,000.00 Letter of Credit. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action – 421 Millbridge Stormwater Project, Pay Request #1. Based on Steckbeck's review, the reported quantity of completed work is consistent with their observations. Mr. Sherk recommends approving payment in the amount of \$59,875.20, as requested. Mr. Sell made a motion to approve payment to Construction Masters Services, LLC in the amount of \$59,875.20. Mr. Wahmann seconded the motion. All voted in favor.

Discussion/Action – Quittapahilla Watershed Association, Snitz Creek Project 18-19. Michael Schroeder, President of Quittapahilla Watershed Association introduced Rocky Powell of Clear Creeks Consulting, Russ Collins of Doc Fritchey Chapter Trout Unlimited, as well as two (2) property owners, Edward/Sarah Stefanides and Horace Ehrgood. Mr. Powell briefly summarized the scope of the proposed project. He also discussed the sequence of emails and correspondence with the affected property owners including National Realty & Development Corp. National Realty & Development Corp. owns the property that Lowe's is on. They took issue with the wording on some of the paperwork.

Mr. Abram asked Mr. Schroeder if being President of the Quittapahilla Watershed Association is a paid position. Mr. Schroeder responded that it is a voluntary position. Mr. Abram then asked if Quittapahilla

Watershed Association has a board. Mr. Schroeder responded YES. Mr. Abram then stated that he read most of the paperwork submitted. He asked if it is standard operating procedure, or was Mr. Schroeder directed by the Board to write the email going straight to slander, libel, threats, and coercion. Mr. Schroeder said he would interpret that as a courtesy “heads-up”. That if the property management company and/or property owners refuses to agree to the project, these are the actions that they will take. Mr. Abram read from the letter that Mr. Schroeder sent on behalf of the Quittapahilla Watershed Association to Noel Mannion with National Realty & Development Corp. *–We will be launching a social media campaign directed specifically at Lowe’s Home Improvement in North Cornwall Township, framing the company as standing in lone opposition to a project that will benefit local property owners, the health of our local waterways, and the Chesapeake Bay – in essence, portraying Lowe’s Companies and its agents – including the NRDC – as selfish, out-of-touch, and enemies of the environment.* – Mr. Abram stated that he finds these tactics morally reprehensible. Mr. Schroeder stated that it is a personal disagreement regarding tactics. Mr. Abram stated that it is just wrong. Mr. Schroeder said that is Mr. Abrams opinion. Mr. Wahmann stated that it is also his opinion that what was said is wrong. Mr. Abram stated that as a potential partner or stakeholder in this, for North Cornwall Township to be associated with these tactics is something that he is sure that more than one of our residents would find this objectionable. Mr. Abram stated that Mr. Schroeder has burned a bridge that he didn’t even know he burned. This kind of behavior is not acceptable especially for a non-profit.

Discussion – Lebanon Middle School Project, Wilhelm Ave. New Sanitary Sewer Line. Mr. Long received an email from Lobar Inc. They are asking if the Township would consider allowing a nighttime closure of Wilhelm Avenue during the installation of the new sanitary sewer line. The estimated time needed to complete the sanitary sewer installation is 2 to 3.5 weeks depending on how much rock is encountered. The Board is open to considering a nighttime road closure. Mr. Long stated that he will contact Lobar, Inc. and suggest a meeting, and that South Lebanon Township should be involved in discussing this in more detail.

Planning Commission Report:

Discussion/Action – August 31, 2022, PC Meeting Discussion Items:

Discussion - Proposed Bike Park. No action was taken. There is a proposal where Mr. Ebersole wants to donate land to a non-profit that wants to rehabilitate bicycles and conduct training. There will also be a park where people can walk. The Planning Commissions has some concerns about the property being in the floodplain. Also, the unsightliness of the storage containers that will be holding the bicycles waiting for repairs or distribution.

Discussion - CoLA WWTP LDP. Mr. Sherk is in favor of approving the plan as soon as we have the signed plans and the Stormwater O & M Agreement. The Planning Commission has acted on the waivers. There was no discussion during the meeting regarding the planting of trees. Mr. Copenhaver requested a list of Township approved trees. Mr. Sherk contacted Mr. Sense to discuss this matter.

Proposed Lot 22 NCC Apartments – No discussion.

Discussion - Sheetz Store 2150 Cumberland Street LDP. They came and talked about parking. Mr. Long expressed support for keeping full-motion access at the driveways along Cumberland Street. The Township will be asking Sheetz to upgrade the traffic signal at Cumberland and 22nd Street. There is a Zoning Hearing Board Hearing scheduled for September 14.

Colebrook Road/Pine Hill Builders Subdivision LDP – No discussion.

The next Planning Commission Meeting is scheduled for Wednesday, September 28, 2022, at 7:00 pm.

PUBLIC WORKS

Park & Recreation

The Recreation Board is planning on meeting in October. Mr. Thompson stated that the new playground equipment should be installed by then.

Buildings/Highway/Recycling

Discussion/Action - New Administration Building – Change Orders 1, 2, 3. Mr. Thompson said that the change orders are mainly due to the need to replace the rotted metal piping that extends through the property from Garden Oaks Apartments. Mr. Wahmann made a motion to approve Change Orders 1, 2, and 3. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action - New Administration Building – LA Builders – Pay Request #3. Mr. Thompson reported that the block is being installed. The framing is scheduled to begin September 19 and should be completed by the end of October. So far there have been no supply delays except for the standby generator. Mr. Sell made a motion to approve payment of Request #3 for \$106,756.50. Mr. Wahmann seconded the motion. All voted in favor.

Discussion - Greystone Crossing Street Dedications. Missed the September 1st cutoff date. Mr. Long suggested waiting until Spring so that all loose ends are tied up.

Discussion - PennDOT 22nd Street Turnback Agreement. The Township now has an official letter from PennDOT. PennDOT needs the Township to show proof that we recorded the transfer properly. Ms. Leonard will reach out to Mr. Shifflet, the Turnback Coordinator, for clarification regarding the documents required. Filing with Clerk of Courts requires the Resolution as well as the official letter, which can be provided. Filing with Recorder of Deeds requires an actual Deed of Dedication, which we were not provided.

Discussion - 22nd Street Road & Bridge / LVRT 6C Project Update. Mr. Long spoke with Jon Fitzkee who along with Tom Kotay created and submitted a document outlining the background of the project as well as an explanation of how the funding will be done. Nate with Wilson Engineering is in the process of setting up a meeting. They want to discuss several items with the group. Mr. Long received a letter on August 25 from Benjamin Singer, District 8. The TSA project was awarded. Mr. Long asked the Supervisors if they think it would be beneficial for Mr. Singer to prepare a 5-minute presentation for the next meeting. All the Supervisors agreed that it would be beneficial.

Sanitary Sewer/ MS4 Stormwater

Discussion/Action -Any Dairy Road Pump Station Project & Agreement Updates. Mr. Long was finally able to schedule a meeting for September 29, 2022. Attendees will include officials and from Cornwall Borough and West Cornwall Borough, multiple solicitors, and Rob Shafer of Act ONE. Mr. Long will send out an email reminder to the Supervisors.

ADMINISTRATION

Approval of Minutes

Discussion/Action - August 16, 2022, Meeting Minutes. Mr. Wahmann made a motion to approve the August 16, 2022, meeting minutes as written. Mr. Sell seconded the motion. All voted in favor.

Treasurer's Report/Fund Balance Report

Discussion/Action- Mr. Sell presented the Treasurer's Report. Mr. Abram made a motion to approve the Treasurer's report to be filed for annual audit and the payment of the bills presented. Mr. Wahmann seconded the motion. All voted in favor.

Manager's Report

Administrative Office – Misc. Correspondence of items to Report.

- Email - Resident Complaint, Proposed Chick-Fil-A Location / Traffic. The Township received an email from a township resident with concerns about traffic/safety issues. Chick-Fil-A is looking at the Golden Corral site. They are proposing 3 lanes for drive-thru, the 3rd lane for App Orders. Chick-Fil-A will be presenting the proposal at the September Planning Commission meeting. They agreed to get a traffic study done.
- Letter – Traffic Concerns at Dawson and Colebrook Road and on Lilac Lane. The Supervisors all agree that this is a city issue.
- 2023 Budget Draft #1. Mr. Long has been working with Mr. Thompson and Mrs. Urban to put together the budget numbers. We do have the current numbers for healthcare however we do not have the current numbers for the other insurances. Also, there will be new funds added.
- Future Stars – Request Letter. Mr. Long received an email from Neil Weber of Future Stars Tournament Baseball. Mr. Weber is showing interest in possibly renting the baseball fields at Gloninger Woods Park. Mr. Weber will take a closer look at the fields and then put together a proposal to present to the Rec Board. Ms. Leonard requested that we have Future Stars fill out the facility use form.

BUSINESS/REPORTS

New Business

Discussion/Action – Target Parking Lot, Island Tree Removal & Replacement. Mr. Long received a Memorandum from Kimley-Horn and Associates, Inc. on behalf of Target Corporation. They are requesting permission to remove eleven Honey Locust trees from the curb islands and replace them with six Winter King Hawthorn trees. Mr. Wahmann made a motion to authorize Target to replace the trees in front of their store. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action – 1707 Center Street – Handicapped Parking Application. This request for a handicapped parking spot in front of 1707 Center Street is denied. The applicant has off street parking at the rear of the property. There are also two handicapped spots out front.

Old Business -- None

Solicitor's Report – Ms. Leonard has two items for discussion in executive session regarding litigation items.

Supervisor's Report - None

Public Comment – Mr. Tomco stated that he thinks it is a good idea to have the trees planted in the curb islands for shade at Target.

Mr. Tomco also asked what BMP stands for. Best Management Practices.

Adjournment

The Supervisors retired to Executive Session at 7:51pm.

The Supervisors returned from Executive Session at 8:27pm. Mr. Sell made a motion to adjourn the meeting. Mr. Wahmann seconded the motion. All voted in favor.

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