

**North Cornwall Township  
Board of Supervisor's Meeting  
November 1, 2022**

**Call to Order:**

The November 1, 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 Corporal Savini of NCTPD.

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

**Executive Sessions since last meeting:** None

**Public Comment:** None

**PUBLIC SAFETY**

**Fire Department/Emergency Services:**

Discussion – First Aid & Safety Patrol provided the 3<sup>rd</sup> Quarter EMS Reports. There were no questions.

**Police Department:** None

**Zoning/Code/Planning Commission Report:**

Discussion/Action – October 26 Planning Commission Meeting Report: Springwood/NCC Apartments Lots 20 – 22. Mr. Swank presented his plan.

Discussion – The next Planning Commission Meeting is scheduled for Wednesday, November 16, 2022.

Discussion – CoLA Plan. Add twelve (12) trees to the CoLA Wastewater Treatment Plant plan instead of three (3).

**PLANNING-ENGINEERING**

**Planning-Presentation Request:**

Discussion/Action – Springwood Development Partners/NCC – Lot #3. Mr. Abram stated that Lot #3 and Lot #6 are office and retail spaces. This is the third (3<sup>rd</sup>) time this plan has been discussed. The Planning Commission motioned to approve at the last meeting. Mr. Wahmann asked if we would approve pending the negotiation of waivers? Mr. Abram said NO we will approve without the waivers. Mr. Wahmann asked where we were in the negotiations for widening the streets. Supervisors retired to Executive Session for discussion at 7:05 pm and returned at 7:12 pm. Mr. Wahmann made a motion to approve the Subdivision Plan for Lot #3 North Cornwall Commons. Mr. Sell seconded the motion. All voted in favor. Mr. Wahmann made a motion to accept the Developer's Agreement and the O&M Agreement for Lot#3. Mr. Abram seconded the motion. All voted in favor.

Discussion/Action – Springwood Development Partners/NCC – Lot #6. Mr. Sell made a motion to approve Lot #6 North Cornwall Commons. Mr. Abram seconded the motion. All voted in favor. Mr. Wahmann made a motion to accept the Developer's Agreement and the O&M Agreement for Lot #6. Mr. Sell seconded the motion. All voted in favor. All voted in favor. Mr. Wahmann made a motion to

approve the Financial Security for Lot #3 and Lot #6 North Cornwall Commons. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action – City of Lebanon Authority, WWTP Final Plan. Mr. Abram stated that CoLA will present the Final Plan at the Mid-month meeting.

The next Planning Commission Meeting is scheduled for Wednesday, November 16, 2022, at 7:00 pm.

#### **Township Engineer Report:**

Discussion/Action – Bridge Projects, Payment Application #1. Mr. Sherk stated that the Substantial Completion Inspection was conducted. There was some minor surface cracking in the epoxy coating at NC-9. This will be re-checked in the spring to make sure that no further cracking has occurred. They are recommending payment of Application #1. Mr. Sell made a motion to approve payment to Lobar Associates for Application #1 in the amount of \$111,791.43. Mr. Wahmann seconded the motion. All voted in favor.

Mr. Sherk stated that there is a Pre-construction Meeting for the SQ-1 Floodplain Restoration Project scheduled for Thursday, November 17.

Also, the Sheetz plan review will be completed by the end of November.

#### **PUBLIC WORKS**

##### **Park & Recreation**

The next Recreation Board Meeting is scheduled for Monday, November 21, 2022.

##### **Buildings/Highway/Recycling**

Discussion/Action - New Administrative Building – Vision Mechanical Pay Request #2. Mr. Sell made a motion to approve payment to Vision Mechanical in the amount of \$20,947.50. Mr. Wahmann seconded the motion. All voted in favor.

Discussion/Action - New Administration Building – LA Builders – Pay Request #5. Mr. Wahmann made a motion to approve payment to LA Builders in the amount of \$132,563.32. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action – New Administration Building – Shannon A. Smith Electric Pay Request #3. Mr. Thompson stated that Shannon A. Smith did not submit the pay request in time for this meeting. This will be on the agenda for the next meeting.

Discussion – New Administration Building – Construction Update. Mr. Thompson stated that the curbing should be completed this week. Next week A.H. Moyer should begin the duct work. The roof will be started in approximately 2 to 3 weeks.

##### **Sanitary Sewer/ MS4 Stormwater**

Discussion - Dairy Road Pump Station Project Updates – Act 14 Notification to DEP Letter. Herbert Rowland & Grubic filed the application for Environmental Protection of Water Quality with the State.

Discussion/Action - DRPS Project Funding, Meeting with Chris Hoffert, Director, Stifel Public Finance, non-binding Engagement Letter to serve as Bond Underwriter or Placement Agent. Mr. Long and Ms. Leonard met with Mr. Hoffert last week to review our options before committing. For a one-time fee of \$15,000.00, they will put together an RFP, and shop it out to banks. If we do not get a competitive offer, the \$15,000.00 can be applied to the bond. Mr. Wahmann made a motion to approve the non-binding Engagement Letter with Stifel. Mr. Sell seconded the motion. All voted in favor.

## **ADMINISTRATION**

### **Approval of Minutes**

Discussion/Action – October 18, 2022, Meeting Minutes. Mr. Wahmann made a motion to approve the October 18, 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.**

Discussion/Review – North Cornwall Township 2023 Final Presentation Budget. The Budget packet will be presented for advertisement at the next meeting.

Discussion/Review – Comp Plan Proposal. Mr. Steckbeck took the lead on this. No action will be taken tonight. Mr. Tomco asked if the Regional Comp Plan is on the website for review. Mr. Abram stated that the old plan is, however, the new plan is not because it is still being reviewed. Mr. Wahmann stated that the Regional Comp Plan is reviewed and updated every ten (10) years.

## **BUSINESS/REPORTS**

**New Business** - None

**Old Business** -- None

**Solicitor’s Report** – None

**Supervisor’s Report** - None

**Public Comment** – None

### **Adjournment**

The Supervisors retired to Executive Session to discuss legal agreements at 7:34pm.

The Supervisors returned from Executive Session at 7:57pm. Mr. Sell made a motion to adjourn the meeting. Mr. Abram seconded the motion. All voted in favor.

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