

**North Cornwall Township
Board of Supervisor's Meeting
March 7, 2023**

Call to Order:

The March 7, 2023, meeting of the North Cornwall Township Board of Supervisor's 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, Samuel Abram, Jr., 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 of Henry and Beaver Law Firm, and Chief Ward of NCTPD.

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

Executive Sessions since last meeting:

An Executive Session was held on February 21, 2023, to discuss legal/personnel matters. No action was taken.

Public Comment:

Mr. Stewart asked if the Township would be crack sealing on Millbridge Drive this year. Mr. Thompson replied that the Township would not be sealing Millbridge Drive this year.

Mrs. Jornov had two questions. 1. Where exactly is Walnut Alley located. Mr. Wahmann replied that it is the alley that runs behind the CVS, crossing 22nd Street, and behind the Speedway. 2. Where is Sheetz building? Mr. Wahmann replied that they are building next to the Speedway, in the lot where the bank was located.

PUBLIC SAFETY

Fire Department/Emergency Services: None

Police Department: Chief Ward requested an executive session at the end of the meeting.

Zoning/Code/Planning Commission Report:

The next Planning Commission Meeting is scheduled for Wednesday, March 29, 2023.

PLANNING-ENGINEERING

Planning-Presentation Request:

Discussion/Action – 1784 Quentin Road, Mill 72 Café, Sign Waiver Request. Mr. Brian Miller stated that they are requesting a waiver to the Sign Ordinance, Article V - Sign Area and Height Regulations, Section 5.01.2.b, which states *Wall signs may be at any height on the wall to which they are attached, except that they may not extend higher than the top of the wall.* The sign that they are proposing would be approximately 17.4' above the façade. Mr. Wahmann had several questions regarding the construction of the sign. Can the size be changed? What material is being used to make the sign. The size will not be changed. The sign is constructed of aluminum with vinyl graphics.

There will be no drive thru. Tentatively opening in mid-June. Mr. Abram made a motion to approve the sign waiver request. Mr. Sell seconded the motion. All voted in favor.

Township Engineer Report:

Discussion/Action – 2022 Bridge Maintenance Project - Lobar Associates, Pay Request #2.

Mr. Sherk recommends approving final payment in the amount of \$12,421.27. Mr. Sell made a motion to approve final payment to Lobar Associates in the amount of \$12,421.27. Mr. Abram seconded the motion. All voted in favor.

Discussion/Action - Approval to Advertise 2023 Bridge Maintenance Project. Mr. Abram made a motion to approve advertisement for the 2023 Bridge Maintenance Project. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action - LVMC Site Improvements Project. The Township will be meeting with Lebanon Valley Motorcycle Club to sign agreements on Friday. Mr. Sell made a motion to authorize Mr. Sherk of Steckbeck Engineering to move forward with the site improvement plan for the LVMC. Mr. Abram seconded the motion. All voted in favor.

Discussion - Mr. Sherk stated that Chick Fil A will be making a presentation to the Planning Commission at their next meeting. He will have his review letter done before then. At this time, the traffic study has not been done.

PUBLIC WORKS

Park & Recreation

The next Recreation Board Meeting is scheduled for Monday, March 20, 2023, at noon.

Buildings/Highway/Recycling

Discussion/Action - New Administrative Building – LA Builders - Pay Request #9. Mr. Abram made a motion to approve payment to LA Builders in the amount of \$279,131.33. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action - New Administration Building – Shannon Smith Electric-Pay Request #7. Mr. Abram made a motion to approve payment to Shannon Smith Electric in the amount of \$20,040.30. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action – New Administration Building – Vision Mechanical-Pay Request #6. Mr. Abram made a motion to approve payment to Vision Mechanical in the amount of \$6,286.20. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action - New Administration Building – A.H. Moyer-Pay Request #4. Mr. Abram made a motion to approve payment to A.H. Moyer in the amount of \$47,917.75. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action - New Administration Building - LA Builders-Change Order #14. Mr. Long and Mr. Thompson stated that the change order is due to an increase in paving costs. Mr. Abram made a motion to approve LA Builders for Change Order #14 in the amount of \$29,900.00. Mr. Sell seconded the motion. All voted in favor.

Discussion - New Administration Building Project Updates. The cleaning crew was supposed to start at the end of the week. This is being pushed back two weeks so that the internal work can be completed.

The conference table will be delivered on March 20, and the paving should be completed by the end of the month.

Sanitary Sewer/ MS4 Stormwater

Discussion - Dairy Road Pump Station Project Updates – Mr. Thompson stated that the Township received a response letter from Cornwall Borough which is being reviewed. We will respond next week.

ADMINISTRATION

Approval of Minutes

Discussion/Action – February 21, 2023, Meeting Minutes. Mr. Abram made a motion to approve the February 21, 2023, 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 – Community Fire Company Meeting Invitation. The Township received a letter from Rich Stichter, who is the President of Community Fire Company of Cornwall Borough. The Township is invited to attend an information meeting regarding regionalization. The meeting is on Tuesday, March 14. Mr. Sell and Mr. Thompson plan to attend.

Discussion/Review – Verizon Cell Tower-Gloninger Woods Park Lot. Verizon is ready to move forward. They submitted an updated site plan and updated agreement to us yesterday which will be forwarded to Ms. Leonard for review/comment. Discussion followed regarding the location of the tower.

BUSINESS/REPORTS

New Business

Discussion/Action - Resolution 2023-11A, Grant App. Authorization-CLSD Comp. Plan. Mr. Wahmann made a motion to adopt Resolution 2023-11A. Mr. Sell seconded the motion. All voted in favor.

Old Business -- None

Solicitor’s Report

Discussion/Action - 22nd Street Realignment Project, LVMC Agreement of Sale and Site Improvements Agreement. Once the agreement is authorized, closing should be within 30 days. Mr. Wahmann made a motion to approve the Agreement of Sale and the exchange of real estate with the Lebanon Valley Motorcycle Club. Mr. Sell seconded the motion. All voted in favor.

Mr. Sell made a motion to approve the Site Improvements Agreement for the 22nd Street Realignment Project with LVMC. Mr. Abram seconded the motion. All voted in favor.

Supervisor’s Report - None

Public Comment – None

Adjournment

The Supervisors retired to Executive Session at 7:32 pm.

The Supervisors returned from Executive Session at 8:10pm. Mr. Wahmann made a motion to adjourn the meeting. Mr. Sell seconded the motion. All voted in favor.

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