

North Cornwall Township
Board of Supervisor's Meeting
August 1, 2023

CALL TO ORDER:

The August 1, 2023, meeting of the North Cornwall Township Board of Supervisors was called to order by Mike Wahmann at 7:00 pm with the Pledge of Allegiance to the Flag.

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

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

EXECUTIVE SESSION(S) as of LAST MEETING: None

PUBLIC COMMENT:

Fred Tomco spoke to the Board about the price of new building permits within the Township. He said the permit cost should be set to a higher amount to help offset any future financial burden a higher population may put on the community such as hiring more police officers. He further inquired as to who sets the limits for the cost. Legal counsel and the courts determine what is too excessive for a permit fee, explained Mr. Abram. Mr. Wahmann added that a one-time building permit fee would not make up for such incurred costs overtime. The discussion continued. Bill Yeagley added an example of a local Township who is in litigation over excessive fees. He thinks NCT building permit fees for new homes are appropriate.

PUBLIC SAFETY

Fire Department / Emergency Services

Discussion / Action- Any misc. items to report- None.

Police Department

Discussion / Action- Any misc. items to report – None.

Zoning / Code / Planning Commission Report

Discussion / Action- None. The next Planning Commission meeting will be August 30, 2023.

PLANNING - ENGINEERING

Planning - Presentation Request

Discussion /Action- None

Township Engineer Report

Discussion / Action- Bible Fellowship Church- Letter of Credit Reduction #2- Mr. Sherk discussed one item with the Board before any action was taken. The parking lot addition on the approved and recorded plan is not required to meet zoning requirements. Mr. Sherk said it is up to the Board if they want to enforce construction of the addition or waive it. The Board supports waiving the parking lot addition. Mr. Sell made a motion to approve the Bible Fellowship Church Letter of Reduction #2 in the amount of \$15,487.00. Mr. Abram seconded the motion. All voted in favor.

Discussion / Action- SQ1 Streambank Restoration, Flyway Excavating- Change Order #1- Longer stakes are needed for the matting at the excavation site. 12" wooden EcoStakes are requested and must be manually installed. Mike Wahmann motioned to approve change order #1 from Flyway Excavating in the amount of \$18,200.00. Mr. Sell seconded the motion. All voted in favor.

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Discussion / Action- 870 Tuck Street Land Development Plan, Time Extension Letter- A 90-day extension request was received by the Township from Chrisland Engineering on behalf of Kit Property Management regarding the Land Development Plan review for 870 Tuck St. Mr. Abram made motioned to approve the time extension request letter. Mr. Sell seconded the motion. All voted in favor.

PUBLIC WORKS

Park & Recreation

NCT Recreation Board's next meeting will be held August 21, 2023.

Buildings / Highway / Recycling

Discussion / Action- Any misc. items to report -None.

Sanitary Sewer / MS4 Stormwater

Discussion / Action- Any misc. items to report -None.

ADMINISTRATION

Approval of Minutes

Discussion / Action- July 18, 2023, Meeting Minutes

Mr. Sell motioned to approve the July 18, 2023, meeting minutes. Mr. Abram seconded the motion. All voted in favor.

TREASURER'S REPORT / FUND BALANCE REPORT (as of 7/27/2023)

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

Manager's Report

Administrative - Misc. Correspondence, Items to Report, Discussion / Action:

LSA Grant- Police Department Renovations- Mr. Thompson informed the Board that the Township was granted approval to transfer the funds awarded by the approved LSA Grant, intended for the new Administrative Building, to Police Department building renovation costs. The grant amount is \$25,000.00.

530 S. Mill Street- Traffic Mirror Installation Request- The Board reviewed a resident request for installation of a traffic mirror to a pole located across from her house due to a "severe blind spot". Discussion followed. The Board determined that shrubbery and trees in front of the property were the likely culprit. Trimming and shaping of the greenery was recommended.

BUSINESS/REPORTS

New Business

Discussion / Action- Any misc. items to report - None.

Old Business

Discussion / Action- Any misc. items to report - None.

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Solicitor's Report

Discussion / Action- Any misc. items to report – Ms. Leonard updated the Board on matters of street and sewer dedications in the Greystone Crossing Development. The Township is still waiting for some punch list items to be completed.

**Supervisor's Report-
None**

PUBLIC COMMENT: Chad Patrick inquired about stormwater mitigation on Colebrook Road at the site of the proposed Pinehill Development. Mr. Thompson responded that erosion and sediment controls are in place. Mr. Sherk added that there is a mulch berm on the west side of the property. More procedures will take place after the land is stripped, added Mr. Abram.

Fred Tomco asked about the Cornwall Road and Wilhelm Road project start date. Mr. Thompson stated utility relocations are in the early stages right now. Later this fall, the public will be able to see more action in the area.

Mr. Tomco then inquired about Chick-Fil-A. Mr. Abram informed him that the Planning Commission approved their plan with a couple of recommendations, including signage at the road. Representatives from Chick-Fil-A may be at the September Board Mtg. Mr. Sherk clarified with the Board that the Planning Commission gave approval conditional on Chick-Fil-A representatives addressing technical and legal points within his review letter.

Executive Session: The Board retired to an executive session to discuss potential legal matters at 7:32pm. They returned at 8:01 pm with no action taken.

ADJOURNMENT: Mr. Sell motioned to adjourn the meeting at 8:01 pm. Mr. Wahmann seconded the motion. All were in favor.

Respectfully Submitted,
Justin M. Thompson
Public Works Dir./Assistant Twp. Manager
JMT/su