

**North Cornwall Township
Board of Supervisor's Meeting
July 18, 2023**

Call to Order:

The July 18, 2023, Public Hearing regarding proposed Ordinance #333 was called to order by Mr. Wahmann 6:00 pm with the Pledge of Allegiance to the Flag.

Supervisor's Opening Statements- Mr. Wahmann stated the hearing is for the review and adoption of amendments to current Zoning Ordinance #295. Mr. Abram had no comment but stated it was "routine." Mr. Sell had no comment.

Solicitor's and Engineer's Comments- Ms. Leonard reviewed the previous advertising of proposed Ordinance #333. She explained the amendments were text amendments, and no properties were being rezoned as a result Ordinance #333. The North Cornwall Township Planning Commission and Lebanon County Planning Department have both expressed their support in this passage of this Ordinance. Mr. Sherk did not have any comments.

Public Comment-None

Adjournment- Ms. Leonard adjourned the public hearing at 6:04 pm.

Call to Order:

The July 18, 2023, meeting of the North Cornwall Township Board of Supervisors was called to order by Mr. Wahmann at 6:04 pm.

In attendance were Supervisors Mike Wahmann, Chairman, Sam 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, Henry and Beaver Law Firm, and Police Chief Harry Ward of NCTPD.

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

Discussion/Action- Ordinance #333, Zoning Amendments- Mr. Abram made a motion to approve Ordinance #333. Mr. Sell seconded the motion. All voted in favor.

Executive Sessions since last meeting: On June 20, 2023, there was an Executive Session regarding legal/personnel matters. No action was taken. On July 11, 2023, there was a joint meeting with North Lebanon Township regarding the DCED Police Regionalization Study presentation. No action was taken.

Public Comment: None

Discussion / Action- Chick-Fil-A, Land Development Plan/Traffic Study Review- Mr. Wahmann made a motion to add the discussion of Chick-Fil-A traffic concerns and other issues to the agenda. Mr. Sell seconded the motion. All voted in favor.

Mr. Abram updated those in attendance on the June 28, 2023, Planning Commission meeting in which Chick-Fil-A was on the agenda. The completed traffic study and Township Engineer recommended a

longer turning lane on Rt. 72. Bob Gerhart, Township Planning Commission Chairman, explained why the Planning Commission supports the approval of the Chick-Fil-A Development Plan without the construction of the turning lane. He cited the removal of a utility pole with transformers, the amount of entrances and exits into the mall property, and car stacking capacities within the Chick-Fil-A's leased property site as some of the justifications.

The Chick-Fil-A representatives, Sandy Koza, PE, and Tyler Prime will be at the next Planning Commission meeting seeking a final recommendation on their proposed plan. Mr. Long asked if the representatives would have the final comments from Township Engineer, Mr. Sherk, addressed before that Planning Commission meeting. Mr. Sherk would like their responses sooner than later to ensure he has enough time to review it. They said they would.

PUBLIC SAFETY

Fire Department: Neversink Fire Company Fire Chief Josh Shank provided the Board with the June reports of fire calls, man hours, and reports on the new engine. There were zero failed calls in June. Chris Lux provided the financial reports for the month of June. New rescue tools were purchased, largely with grant funds.

Mr. Abram asked both about fires in electric vehicles. Fire Chief Shank said the Lebanon City Fire Department recently acquired a special tool to fight such a fire and Neversink Fire Company will receive training on that device.

Police Department:

Discussion/Action- Monthly Police Reports-Police chief Ward provided the month of June reports to the Board which included arrest numbers, ticket numbers and man hours.

Discussion/Action- Police Car Crash/Purchase- The Board discussed the replacement of a police vehicle that had been involved in an accident. It will need to be replaced. Mr. Wahmann made a motion to authorize Police Chief Ward to purchase a Chevrolet Tahoe from Frederick's Auto. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action- Mr. Abram made a motion to approve the outfitting of the new police vehicle by B. Moyer Radio in the amount of \$16,083.67. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action-Resolution 2023-18, Regional Police Development Committee- This item is tabled until the next Township Board of Supervisors meeting at the request of Mr. Long with agreement of the Board.

Zoning/Code/Planning Commission Report:

The next Planning Commission meeting is July 26, 2023. It will be held at the new Township Administrative offices located at 330 S. 18th Street, Lebanon, PA 17042.

PLANNING-ENGINEERING

Planning-Presentation Request: Discussion/Action-Meadow Lane Farms-Phase 5 Land Development Plan- The Township is still waiting for the signed Sewer Extension Agreement. Patrick Dennis and Chris Dellinger, Landmark representatives, discussed when the Board can expect those agreements. Ms. Leonard said the developer is willing to make the revisions the Township requested in the HOA documents. Mr. Abram made a motion to approve the Meadow Lane Farms Phase 5 Land Development Plan once the Sewer Extension Agreement and HOA documents have been received by the Township. Mr. Sell seconded the motion. All voted in favor.

Township Engineer Report:

Discussion/Action- Pinebrooke Subdivision-Time Extension Letter- Mr. Abram made a motion to approve the time extension request letter by Pinebrooke Subdivision. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action- SQ1 Streambank Restoration Project Pay Request #1- Mr. Sherk recommended payment to Flyway Excavating for work completed up to June 2023. Mr. Wahmann made a motion to approve pay request #1 for Flyway Excavating in the amount of \$115,319.02. Mr. Abram seconded the motion. All voted in favor. (The Stormwater Consortium will reimburse the Township these funds).

Discussion/Action-Quentin Crossing Lot 1- LOC Reduction Request #2- Mr. Sherk said some issues regarding the Lot have still not been addressed, such as dead trees. He recommends reducing the Letter of Credit by \$8,350.00, leaving \$1,650.00 for tree replacements. Mr. Wahmann motioned to reduce the Letter of Credit of Quentin Crossing Lot 1 project by \$8,350.00. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action-Miscellaneous Items to Report-Josh Weaber, Chrisland Engineering, gave the Board an update on the Wilhelm Avenue/ Lebanon Middle School project. He inquired about the Township's position on repair of the road within North Cornwall. Discussion followed.

PUBLIC WORKS

Park & Recreation:

The next meeting will be held August 21, 2023, at NOON.

Buildings/Highway/Recycling:

Discussion/Action- New Admin. Building- Shannon A. Smith Electric Pay Request #11-Mr. Sell motioned to Approve pay request #11 to Shannon A. Smith Electric in the amount of \$ 4,080.60. Mr. Abram seconded the motion. All voted in favor.

Sanitary Sewer/ MS4 Stormwater:

Discussion/Action- Lebanon County Consortium – Meeting Packet – The Board has a copy of the meeting packet for review. There was no discussion about this item.

ADMINISTRATION

Approval of Minutes:

Mr. Abram made a motion to approve the June 20, 2023, meeting minutes. Mr. Sell seconded the motion. All were in favor.

Treasurer's Report/Fund Balance Report:

Discussion/Action- Mr. Wahmann made a motion 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- Miscellaneous Correspondence, Items to Report:
Church Service and Summer BVS Request- 986 Lilac Lane – Mr. Long informed the Board this item was addressed earlier in the day and was taken care of. The request is not a permitted use in their zone. Mr. Long provided the requestor with information.

Mr. Long also informed the Board he has the signed Sanitary/Sewer Agreements for the new Dairy Road Pump Station from Cornwall and West Cornwall.

BUSINESS/REPORTS

New Business:

Discussion/Action- Zoning Hearing Board Appointment- The Board received a letter of interest from a resident who wishes to serve on the Township Zoning Hearing Board.

Discussion/Action- Resolution 2023-17-Zoning Hearing Board Appointment- This item is tabled until the Reorganization Meeting to be held in January 2024.

Old Business:

Discussion/Action- None

Solicitor's Report:

Discussion/Action- Verizon Cell Tower Lease Agreement – Gloninger Woods Park – Ms. Leonard requested this item be discussed in executive session.

Supervisor's Report: None

Public Comment: None

The Board retired to an Executive Session for legal matters at 7:11 pm.

The Board returned from the Executive Session at 8:04 pm with no action taken.

Adjournment:

Mr. Wahmann made a motion at 8:04 pm to adjourn the meeting. Mr. Sell seconded the motion. All voted in favor.

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