

**North Cornwall Township
Mid-Month Meeting Minutes
August 15, 2023**

Call to Order:

The August 15, 2023, meeting of the North Cornwall Township Board of Supervisors was called to order by Mr. Wahmann at 6:00 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 J. Long, Sr., Township Manager, Justin Thompson, Public Works Director, Steve Sherk of Steckbeck Engineering and Surveying, Inc., Amy Leonard of Henry & Beaver Law Firm and Sgt. Paul Savini of NCTPD.

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

Executive Session: There was an Executive Session on August 1, 2023, to discuss personnel matters. No decisions were made. No action was taken.

Public Comment: The residents of 830 Tudor Lane attended the meeting along with their geotechnical engineer to discuss the blasting scheduled to take place next door to them. Mr. Wahmann stated that this item is on the agenda for discussion later in the meeting. The Township is not doing any blasting however the developer, Pine Hill Building Co., is in attendance, and can address any questions or concerns.

PUBLIC SAFETY

Fire Department / Emergency Services:

Discussion – Neversink Fire Company Monthly Reports. Chief Shank presented the reports for the month of July including the new engine report.

Mr. Lux stated that they did not have a meeting in August, so the administrative and financial reports for the month of July will be presented next month.

Mr. Wahmann discussed funding availability of loans and grants for facility expansion through the U.S. Dept. of Agriculture. The information was presented to the grant writer.

Police Department:

Discussion – Sgt. Savini presented the report on department activities for the month of July. Sgt. Savini also stated that the Lebanon Area Fair went well. Also, the new police vehicle will be upfit in September.

Discussion – DCED Regional Police Study Presentation. Mr. Wahmann made a presentation of the Regional Police Study conducted by DCED. The study was for North Cornwall Township and North Lebanon Township (including West Lebanon Township). The three (3) townships equal 26.7 square miles. The distance between North Lebanon Township PD Headquarters and North Cornwall Township PD Headquarters is 2.5 miles. Two options were outlined: Proposed Police Staffing & Budget for Option #1 – 24 Officers, 3 Clerical staff. The proposed budget is \$4,865,000.00; Police Staffing & Budget for Option #2 – 22 Officers, 2 Clerical Staff. The proposed budget is \$4,430,000.00. The study is available in its entirety on the North Cornwall Township website. www.nctown.org

Mr. Sherk asked what is the incentive for North Lebanon Township to regionalize? Mr. Wahmann responded that North Lebanon Township PD would immediately have 11 additional fully trained officers available. The response time will be much quicker. The chance for advancement will also increase.

Zoning/Code/Planning Commission Report

Next Planning Commission meeting is scheduled for August 30, 2023, at 7:00pm.

PLANNING – ENGINEERING

Plan Briefing/ Presentation Request(s): None

Township Engineer Report:

Discussion/Action – 1147 Quentin Road, Chick-Fil-A LDP, Time Extension Letter. Mr. Thompson received a letter from Prime & Tuvel, Attorneys at Law granting the Township a 90-day time extension in regard to the review of the LDP. Mr. Abram made a motion to accept the 90-day time extension. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action – SQ1 Streambank Restoration Project – Pay Request #2. Steckbeck Engineering & Surveying, Inc. recommends approving payment in the amount of \$412,039.84. The Consortium approved reimbursement at today’s meeting. Mr. Abram made a motion to approve payment to Flyway Excavating, Inc. in the amount of \$412,039.84. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action – North Cornwall Commons – Lot 6, Letter of Credit Reduction Request #1. The Township received a letter from Chrisland Engineering recommending a reduction of the entire financial security of \$142,725.00. Mr. Abram made a motion to approve the reduction of financial security in the amount of \$142,725.00. Mr. Sell seconded the motion. All voted in favor.

PUBLIC WORKS

Parks & Recreation: None

Buildings/Highway/Recycling: None

Sanitary Sewer/MS4 Stormwater:

Discussion – Lebanon County Stormwater Consortium – Meeting Packet. Mr. Sherk reported that there are no projects planned for North Cornwall Township in 2024.

Discussion/Action – Easement Agreement – Dairy Road Pump Station Project. The location of the new Pump Station requires an easement agreement with Stephen and Barbara Derr of Dairy Road. This is essentially a land swap agreement. Mr. Wahmann made a motion to approve the Easement Agreement. Mr. Abram seconded the motion. All voted in favor.

ADMINISTRATION:

Approval of Minutes:

Mr. Wahmann made a motion to approve the minutes from the August 1, 2023, meeting as written. Mr. Sell seconded the motion. All voted in favor.

Manager’s Report:

Administrative Office - Misc. Activities & Correspondence

Discussion – Fall Township Newsletter. The supervisor’s all said that the newsletter looks good.

BUSINESS/REPORTS

New Business:

Discussion/Action – Resolution 2023-17, Dedication of Streets in Greystone Crossing. This affects certain roads (Ranch Avenue, Creekside Drive, and Greystone Crossing in Greystone Crossing Phases 1, 2, 3, 4, and 5. Mr. Abram made a motion to adopt Resolution 2023-17. Mr. Sell seconded the motion. All voted in favor.

Old Business: None

Solicitor's Report:

Ms. Leonard stated that an additional item needs to be added to the agenda. The LDP for the Pinebrooke Subdivision has not been approved by the Board of Supervisors. Currently, we have all the agreements. The only item that we do not have is financial security. The Board can approve the LDP conditioned upon receipt of financial security. Mr. Wahmann made a motion to add an agenda item for Discussion/Action – Pinebrooke Subdivision LDP approval. Mr. Abram seconded the motion. All voted in favor.

Discussion/Action – Pinebrooke Subdivision – Land Development Plan approval. Mr. Sherk outlined the waivers requested.

1. SALDO Section 407.1 & 407.2 – Water and sewer feasibility reports. Mr. Weaber has no objection.
2. SWMO Section 308.D – Interior side slopes of the basin impoundment areas shall have side slopes of 5:1 unless access to the basin is restricted by fencing designed to prevent access.

Mr. Wahmann asked Mr. Garman if he had any comments, the response was no. Mr. Abram made a motion to approve the waiver request for Section 407.1 & 407.2 – Water and sewer feasibility reports. Mr. Sell seconded the motion. All voted in favor.

Mr. Abram made a motion to approve the waiver request by Pinebrooke Subdivision for 3:1 slope bank with no fencing, Section 308.D. Mr. Sell seconded the motion. All voted in favor.

Mr. Abram made a motion to conditionally approve the Pinebrooke Subdivision plan pending receipt of the financial security for sewer and site improvements. Mr. Sell seconded the motion. All voted in favor.

Mr. Wahmann made a motion to adopt the North Cornwall Township Stormwater Management Best Management Practices Operation and Maintenance Agreement, the Sewer Extension Agreement, and the Final Subdivision & Land Development Improvements and Financial Security Agreement for Pinebrooke Subdivision all contingent on the receipt of financial security from Pinebrooke. Mr. Abram seconded the motion. All voted in favor.

Ms. Leonard stated that this is not standard, but the developer has requested a Site & Utility Work Agreement. This essentially means that even though there is not a recorded plan, the developer may begin site and utility work at their own risk. Mr. Long asked when they expect to have financial security in place. Mr. Garman responded that they should have the financial security in place in time for the first or second meeting in September. Ms. Leonard said that generally financial security should be received within 90 days. Mr. Sherk asked if the agreement lists repercussions. The answer is no. Mr. Abram made a motion to approve the Site & Utility Work Agreement for Pine Hill at Lebanon LLC. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action – Pinebrooke Subdivision – Blasting/Indemnification Agreements. Ms. Leonard stated that the Blasting Permit is issued by the Pennsylvania Dept. of Environmental Protection. Mr. Abram asked Ms. Castelli of 830 Tudor Lane what her concerns are regarding the blasting? Ms. Castelli responded that she is concerned with her in-ground pool, her

engineered koi pond, and a geothermal field which includes three wells (one is very close to the blast site). Mr. Abram stated that all residents within a specified distance from the blast site will be notified in writing. They are also offered a pre-blast inspection. They did have the inspection done. The inspection company was concerned mainly with the home interior/exterior, not the pool, pond, or the geo field. They basically said to call if there is a problem. Ms. Castelli is concerned that they do not have enough insurance coverage to pay for everything that could be damaged. Ms. Castelli brought an engineering geologist with her to the meeting. Discussion followed. Ms. Castelli just wants to make sure that the blasting is done responsibly. Mr. Sherk stated that the Township does not have an ordinance regulating blasting. The land development plan does not list the means and methods of construction. The blasting company must follow the State and Federal regulations for blasting. Ms. Leonard agreed with Mr. Sherk. The Township has some nuisance provisions and some other regulations that basically say that the Township can require the Developer to do certain things to protect the Township Infrastructure. That is what the Blasting Indemnification Agreement says. That the Township will require a pre and post inspection of the Township Sewer Infrastructure. Mr. Garman discussed the credentials of the blasting company and inspection company. Mr. Wahmann made a polite request of Mr. Garman to have the contractor, and the blasting subcontractor to meet with Ms. Castelli to inspect/discuss the in-ground pool, the koi pond, and the geothermal field. Mr. Garman agreed.

Ms. Leonard outlined the provisions of the Blasting Indemnification Agreement which includes pre and post blast inspections of specific sewer infrastructure and Financial Security in the amount of \$166,314.00. Mr. Abram made a motion to approve the Blasting Indemnification Agreement. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action – Gloninger Woods Park Cell Tower, Land Lease Agreement. Mr. Wahmann made a motion to approve the Gloninger Woods Park Cell Tower, 2231 Walnut Street, Land Lease Agreement with Verizon. Mr. Abram seconded the motion. All voted in favor.

Supervisor's Report: None

Additional Public Comment: Mr. Yeagley had two questions:

1. When do the Supervisor's anticipate starting budget talks? Mr. Wahmann stated that the first draft will be discussed at the September 19, 2023, meeting.
2. What is the next step regarding the Police Regionalization? Mr. Wahmann stated that he needs to meet with the North Lebanon Twp. Supervisors to iron out some items. At the first meeting in September (5th), a resolution will be presented to adopt and prove a planning commission to put together a plan, charter, and operating commission for the overall regionalization.

Executive Session: The Supervisors retired to Executive Session at 8:01pm. No action will be taken.

Adjournment:

Mr. Sell made a motion to adjourn the meeting at 8:30 pm. Mr. Wahmann seconded the motion. All voted in favor.

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