

**North Cornwall Township  
Board of Supervisors Meeting Minutes  
March 4, 2025**

**Call to Order:**

The March 4, 2025, meeting of the North Cornwall Township Board of Supervisors was called to order by Mr. Wahmann at 7:00pm with the Pledge of Allegiance to the Flag.

In attendance were Supervisors Michael Wahmann, Chairman, William Yeagley, Vice-Chairman, Ronald Sell, Treasurer, Justin Thompson, Township Manager, Lt. Paul Savini, Lebanon County Regional Police Dept., Steve Sherk, Steckbeck Engineering and Surveying, and Amy Leonard, of Henry and Beaver Law Firm.

Others in attendance per the attached sign-in sheet.

**Executive Session:**

An executive session was held prior to this meeting to discuss legal matters. No decisions were made, and no action was taken.

**Public Comment:** None

**PUBLIC SAFETY:**

**Fire Department/Emergency Services:** None

**Police Department:**

The next Regional Police Commission Meeting will be held March 11, 2025, at 6:30pm at the North Lebanon Township Municipal Building.

**Zoning / Code / Planning Commission Report:** None

**PLANNING – ENGINEERING:**

**Planning – Presentation Request:**

Discussion/Action – North Cornwall Commons – Phase 2 Land Development Plan. Mr. Swank stated that NCC Phase 2A and 2B are for additional townhouses. The only outstanding item is the approval from CoLA. Mr. Yeagley made a motion to approve the North Cornwall Commons – Phase 2 Land Development Plan conditioned upon CoLA approval. Mr. Sell seconded the motion. All voted in favor.

Mr. Wahmann made a motion to approve the Financial Security Agreement for NCC Phase 2. Mr. Sell seconded the motion. All voted in favor.

Mr. Wahmann made a motion to approve the Stormwater Operations & Maintenance Agreement for NCC Phase 2. Mr. Sell seconded the motion. All voted in favor.

Mr. Swank also stated that there are two (2) waivers being requested.

1. Plan Scale – Section 403.1.A of SALDO states that the plan shall be clearly and legibly drawn at a scale of 10 feet, 20 feet, 30 feet, 40 feet, or 50 feet to the inch. The plan sheets depicting all of Phase 2 are drawn at 60 scale with the other plan sheets drawn at 30 scale. Mr. Wahmann made a motion to approve the plan sheets at 60 scale. Mr. Yeagley seconded the motion. All voted in favor.
2. Profile Scale – Section 403.1.B of SALDO states that all profiles of storm water management facilities and streets shall be drawn at a horizontal scale of 1" = 50', and a vertical scale of 1" = 10', or 1" = 5'. All profiles are drawn at a horizontal scale of 1" = 20', and a vertical scale of 1" = 4'. Mr. Wahmann made a motion to approve the profile scale as proposed. Mr. Yeagley seconded the motion. All voted in favor.

**Township Engineer Report:**

Discussion – Lebanon Valley Motorcycle Club. Mr. Sherk and Mr. Thompson met with representatives from the Lebanon Valley Motorcycle Club earlier today. As part of the LVRT/Bridge Relocation Project, the Township agreed to make some improvements to the LVMC property in exchange for the Right-of-way they are giving up for the project. There are several manhole covers sticking up that they would like leveled out with the ground, and also some improvements to the parking area at the rental house across Walnut Alley from CVS.

**PUBLIC WORKS:**

**Park & Recreation:** None

**Buildings/Highway/Recycling:** None

**Sanitary Sewer/MS4 Stormwater:**

Discussion/Action – Resolution 2025-08, Updated Sewer Rates. Mr. Wahmann made a motion to approve Resolution 2025-08, setting the Sanitary Sewer Rate – Option 2 (5% increase). Mr. Yeagley seconded the motion. All voted in favor.

**ADMINISTRATION:**

**Approval of Minutes:**

Mr. Sell made a motion to approve the minutes of the February 18, 2025, meeting as written. Mr. Yeagley seconded the motion. All voted in favor.

**Treasurer’s Report/Fund Balance Report:**

Mr. Sell presented the Treasurer’s report for February. The Board reviewed receipts, expenditures, and fund balances as listed on the agenda. Mr. Wahmann made a motion to approve the Treasurer’s report to be filed for annual audit and the payment of the bills as presented. Mr. Yeagley seconded the motion. All voted in favor.

**Manager’s Report:**

**Administrative - Misc. Correspondence, Items to Report.** None

**BUSINESS/REPORTS:**

**New Business:**

Discussion/Action – 2624 W. Cumberland Street – HOP Indemnification Agreement. Mr. Thompson stated that this is the Reigle property. Mr. Reigle is planning to replace the pipe between his property and the Dairy Queen. It was discovered that the drain box is located within the PennDOT right-of-way. He cannot apply on his own. He needs the Township to file as co-applicant. Mr. Yeagley made a motion to approve the HOP Indemnification Agreement for the Reigle property at 2624 W. Cumberland Street. Mr. Sell seconded the motion. Mr. Wahmann opposed the motion.

**Old Business:**

Discussion/Action – Hartman Lane Streetlight Installation. Mr. Thompson was in contact with Met Ed to get an estimate of costs to install three (3) streetlights on Hartman Lane. Met Ed’s cost to install three lights, wiring, and poles is \$5,789.56. The Township would be responsible for the cost of conduit plus all restoration making the total estimated costs to install the three streetlights \$9300.00. Mr. Sell made a motion to approve the installation of three (3) streetlights on Hartman Lane. Mr. Yeagley seconded the motion. All voted in favor.

**Solicitor’s Report:** None

**Supervisor’s Report:** None

**Public Comment:**

Mr. Tomco asked what is a HOP Indemnification Agreement? Mr. Wahmann stated that the Highway Occupancy Permit Indemnification Agreement basically protects the Township from being sued if something happens within

the PennDOT right-of-way. Ms. Leonard added that there are other conditions that must be met. The property owner must comply with all the permit conditions and maintain the stormwater controls within the right-of-way.

**Adjournment:**

Mr. Yeagley made a motion to adjourn the meeting at 7:20pm. Mr. Sell seconded the motion. All voted in favor.

Submitted,  
Justin M. Thompson  
Township Manager  
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