

**North Cornwall Township
Board of Supervisor's Meeting
May 7, 2024**

Call to Order:

The May 7, 2024, meeting of the North Cornwall Township Board of Supervisor's 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, Sgt. Paul Savini of NCT Police Department, Amy Leonard of Henry & Beaver Law Firm, and Steve Sherk of Steckbeck Engineering & Consulting, Inc.

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

Executive Sessions since last meeting:

Mr. Wahmann announced two Executive Sessions since the last meeting.

April 16, 2024 – Legal Matters. No action was taken.

April 24, 2024 – Legal/Contract Matters. No action was taken.

Public Comment: None

PUBLIC SAFETY

Fire Department/Emergency Services: None

Police Department:

The next Steering Committee Meeting is May 14, 2024, at 5:30pm at the North Cornwall Township Building at 330 South 18th Street. Mr. Wahmann stated that the Committee will review for display the finalized Charter Agreement. The following Monday, the agreement will be distributed to the Supervisors. Mr. Thompson stated that the agreement should be ready for final adoption on the 20th and the 21st.

Zoning/Code/Planning Commission Report:

The next Planning Commission Meeting is scheduled for May 29, 2024, at 7:00pm. The only item on the agenda currently is the 72 Storage Plan.

PLANNING-ENGINEERING

Planning-Presentation Request:

Discussion/Action – Meadow Lane Farms, Phase 5 – Revised Land Development Plan. Mr. Sherk stated that the Revised Final Subdivision Plan for Meadow Lane Farms Phase 5(Fox Bend) is being submitted for approval. Mr. Corey Adam, Project Engineer for HRG, Inc. explained the reason for the revision is to allow for the construction of an additional 1,000 square feet of impervious for each of the 32 lots. This will allow for larger homes. To allow for the additional impervious, a small change needs to be made to the stormwater basin. Mr. Sherk said that making this change will make permitting easier by allowing additional impervious coverage on each lot. Discussion followed. Mr. Yeagley suggested that the Township Manager convey that information to Landmark that you are concerned that HRG, Inc. is not going to be providing the plot plans for building permits and that whoever does the plot plans must provide the same information that was provided on the other side to alleviate additional work/stress on the Township staff.

Mr. Yeagley made a motion to approve the Revised Final Subdivision Plan for Meadow Lane Farms - Phase 5. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action – Lebanon Expo Center, Stormwater Management Plan. Mr. Sherk stated that this is a plan for two storage facilities which he understands to be two 80 x 60 hoop barns and includes a large gravel staging area and parking area all surrounding the new buildings. These are accessory buildings, so it falls under the Stormwater Ordinance not the Land Development Ordinance. They are proposing a managed release concept retention basin which means that the ground is not conducive to infiltration, so a managed release concept is a DEP approved Best Management Practice (Stormwater Control Measures). There is one waiver being requested. Stormwater Management Ordinance, Section 403.B.1 Alternative allow the plan to be approved and recorded with the “overall existing boundary plan” drawn at a scale greater than 100 feet to the inch because of the size of the subject property. Mr. Wahmann made a motion to accept the scale of 1 inch equals 150 feet. Mr. Sell seconded the motion. All voted in favor. Mr. Wahmann made a motion to adopt the Stormwater O & M Agreement and the Improvements Guarantee Agreement. Mr. Sell seconded the motion. All voted in favor. Mr. Wahmann made a motion to approve the Restricted Escrow Account and authorize execution of the documents. Mr. Sell seconded the motion. All voted in favor. Mr. Wahmann made a motion to approve the Stormwater Management Plan for the Expo Center. Mr. Sell seconded the motion. All voted in favor.

The next Planning Commission Meeting is scheduled for Wednesday, May 29, 2024, @ 7:00pm at the Township building.

Township Engineer Report: None

PUBLIC WORKS

Park & Recreation: None

Buildings/Highway/Recycling: None

Sanitary Sewer/ MS4 Stormwater: None

ADMINISTRATION

Approval of Minutes:

Discussion/Action – April 16, 2024, Meeting Minutes. Mr. Sell made a motion to approve the April 16, 2024, meeting minutes as written. Mr. Yeagley seconded the motion. All voted in favor.

Treasurer’s Report/Fund Balance Report:

Discussion/Action- Mr. Sell presented the Treasurer’s Report. 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. Yeagley seconded the motion. All voted in favor. Mr. Yeagley abstained from signing checks made payable to Steckbeck Engineering. General Fund check #40000, Stormwater Fund check #1561, and Sewer Fund check #4762.

Manager’s Report

Administrative Office – Misc. Correspondence of items to Report.: The Supervisors were given a copy of the 2023 Audit for review. Everything was submitted to DCED, there were no findings/no recommendations.

BUSINESS/REPORTS

New Business:

Discussion/Action – 2024 Marcellus Shale Grant Contract. Mr. Thompson stated that we were awarded \$13,000.00 to be used toward the purchase and installation of playground equipment at Snitz Creek Park. Mr. Wahmann made a motion to accept the Marcellus Shale Grant. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action – Oak Hills HOA – Security Camera Installation Request. The Township received a letter from Barley Snyder Attorneys at Law representing Oak Hills Homeowners' Association. The Board of Directors of the Oak Hills HOA is requesting permission from the Township to install a security camera system in the Oak Hills neighborhood. The security system is being proposed for installation on certain light posts which are owned by the Township. Mr. Thompson consulted with Ms. Leonard and forwarded a list of concerns to Michelle R. Calvert of Barley Snyder LLP. The next step will be a formal agreement. Mr. Yeagley stated that the agreement should include a clause that would allow NCTPD to obtain footage without a subpoena. Mr. Wahmann made a motion to authorize Ms. Leonard to work on the agreement with Barley Snyder LLP. Mr. Yeagley seconded the motion. All voted in favor.

Old Business:

Discussion/Action – Lebanon Quittie Nature Park, Letter of Credit. Mr. Thompson stated that the Township received the Letter of Credit in the amount of \$127,053.48 from Lebanon Quittie Park. Mr. Sell made a motion to accept the Letter of Credit in the amount of \$127,053.48 from Lebanon Quittie Park. Mr. Yeagley seconded the motion. All voted in favor.

Solicitor's Report: None

Supervisor's Report: None

Public Comment: Mr. Long raised a question regarding the request for security cameras in Oak Hills. Years ago, there were issues with snow/ice and visibility on Penn Street. Discussion followed regarding the placement of the cameras in that area. It was also noted again that the Police Department should be able to view the footage without having to get a subpoena.

Executive Session:

The Supervisors retired to Executive Session at 7:34pm. and returned at 8:12pm.

Adjournment:

Mr. Sell made a motion to adjourn the meeting at 8:13pm. Mr. Yeagley seconded the motion. All voted in favor.

Respectfully Submitted,
Justin M. Thompson
Township Manager
JT/cm