

**North Cornwall Township
Board of Supervisor's Meeting
August 6, 2024**

Call to Order:

The August 6, 2024, meeting of the North Cornwall Township Board of Supervisors was called to order by Michael Wahmann at 7:00 p.m. with the Pledge of Allegiance to the Flag.

In attendance were Supervisors Michael Wahmann, Chairman, William Yeagley, Vice-Chairman and Ron Sell, Treasurer, Justin Thompson, Township Manager, Sgt. Paul Savini, NCT Police Department, Amy Leonard, Township Solicitor, and Steve Sherk, Township Engineer.

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

Executive Sessions since last meeting:

There was an Executive Session on July 16, 2024, to discuss legal matters.

Public Comment:

Fred Tomco asked the Board what authority they have to make changes to roadways and intersections such as turning lanes. On state owned roads, said Mr. Wahmann, the Township has minimal input. Mr. Sherk further added that when a developer is considering a new project, they must have a traffic impact study completed and a scoping meeting with PennDOT officials. While the Township Manager and Township Engineer participate in the meetings, decisions are based on PennDOT calculations. This is also true for traffic signal changes and installations. Furthermore, regarding Township owned roads, a developer cannot be required to make improvements off site. Improvements can, however, be negotiated.

PUBLIC SAFETY

Fire Department / Emergency Services: None

Police Department: None

Zoning / Code / Planning Commission Report:

The next Planning Commission Meeting is scheduled for August 28, 2024, at 7:00 p.m.

PLANNING - ENGINEERING

Planning - Presentation Request:

Discussion/Action – 700 East Penn Avenue, Land Development Plan/Waiver Requests- Rob Hain, Berks Surveying and Engineering, was present to discuss waiver and deferral requests from three requirements of the North Cornwall Township Subdivision and Land Development Ordinance (SALDO) and one requirement of the North Cornwall Township Stormwater Ordinance with regard to the Land Development Plan for 700 East Penn Avenue.

Section 502.11.A – Curbing Along Interior Parking Islands – Waiver Requested- Mr. Wahmann made a motion to approve the waiver request for Section 502.11.A for the project at 700 East Penn Avenue. Mr. Sell seconded the motion. All voted in favor.

Section 502.12.A.1 – Sidewalk from Street to Principal Use – Waiver Requested- Mr. Wahmann made a

motion to approve the waiver request for Section 502.12.A.1 for the project at 700 East Penn Avenue. Mr. Sell seconded the motion. All voted in favor.

Section 502.12.A.2 – Sidewalk Along Public Street – Deferral Requested- Mr. Wahmann made a motion to approve the deferral request for Section 502.12.A.2. for the project at 700 East Penn Avenue. Mr. Sell seconded the motion. All voted in favor.

Mr. Hain discussed the waiver request from Section 305 – Rate Control Requirements, of the North Cornwall Township Stormwater Ordinance with the Board. Members of the Board sought input from Mr. Sherk. Mr. Wahmann made a motion to approve the waiver request from Section 305 – Rate Control Requirements, for the project at 700 East Penn Avenue. Mr. Sell seconded the motion. All voted in favor.

Township Engineer Report:

Following up on a public comment from a prior meeting, Mr. Sherk followed up with the Board about the lack of signage at the 16th and Chestnut Street intersection. He stated that as per the approved plan, a “No Turn on Red” sign is required to be installed on the mast arm for travelers headed eastbound on Chestnut Street. He has reached out to contacts to request the installation date. He has not yet received a response. Mr. Thompson stated a “Stop Here on Red” may be necessary at the stop bar to prevent motorists from pulling past it, blocking trucks who need to turn, and causing traffic to back up on 16th Street.

PUBLIC WORKS

Park & Recreation: None

Buildings / Highway / Recycling: None

Sanitary Sewer / MS4 Stormwater:

Discussion/Action – Bid Results/Award- Dairy Road Pump Station Replacement Project – The Bids for the Dairy Road Pump Station (DRPS) were opened July 24, 2024, at 1:00 p.m. on Penn-Bid.

Mr. Wahmann motioned to award contract 2024-1 General Construction to JEV Construction LLC, in the amount of \$3,428,000.00. Mr. Sell seconded the motion. All voted in favor.

Mr. Sell motioned to award contract 2024-2 Electrical Construction to Garden Spot Electric Inc., in the amount of \$384,400.00. Mr. Yeagley seconded the motion. All voted in favor.

Mr. Sell motioned to award contract 2024-3 Mechanical Construction to A.H. Moyer, Inc., in the amount of \$132,000.00. Mr. Wahmann seconded the motion. All voted in favor.

ADMINISTRATION

Approval of Minutes:

Discussion/Action- July 16, 2024, Meeting Minutes. Mr. Sell motioned to approve the July 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 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 # 40179, Stormwater Fund check # 1650, and Sewer Fund check #s 4789 and 4792.

Manager's Report

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

Discussion – Comcast Franchise Agreement – Renewal Notice- Mr. Thompson informed the Board he received a notice to renew the Comcast Franchise Agreement. The current Agreement ends June 2027. The Supervisors heard input from Ms. Leonard.

BUSINESS/REPORTS

New Business: Discussion/Action – 1620 Chestnut Street, Handicap Parking Application- The Board reviewed an application for a handicap parking space designation. After discussion, Mr. Wahmann made a motion to deny the handicap parking application for 1620 Chestnut Street. Mr. Sell seconded the motion. All voted in favor to deny the application.

Discussion – Wilhelm Avenue Right-of-Way- Mr. Thompson led a discussion regarding the right-of-way area of the old section of Wilhelm Avenue. Mr. Wahmann added that he would like the grading of the road to be addressed, if possible, before decisions are made as to deeding sections to neighboring homeowners. Mr. Thompson will reach out to the homeowners.

Old Business: None

Solicitor's Report: Developers of the 72 Storage facility need to apply for an H.O.P. (Highway Occupancy Permit). An Indemnification Agreement is needed before the Township has involvement. Ms. Leonard is currently working on the Agreement.

Ms. Leonard said collection notices for delinquent 2024 Stormwater Fees have been sent from her office. The total number of delinquent accounts is much lower than previous years.

Supervisor's Report: None

Public Comment: Mr. Tomco inquired about the Highway Occupancy Permit. Ms. Leonard and Mr. Thompson answered his questions.

Adjournment: Mr. Sell made a motion to adjourn the meeting at 7:50 p.m. Mr. Yeagley seconded the motion. All voted in favor.

Respectfully submitted,
Justin Thompson
Township Manager/Secretary
JT/su