

North Cornwall Township  
Board of Supervisor's Meeting  
October 3, 2023

**Call to Order:**

The October 3, 2023, meeting of the North Cornwall Township Board of Supervisors was called to order by Mike Wahmann at 7:00 pm with the Pledge of Allegiance to the Flag.

In attendance were Township Supervisors Mike Wahmann, Chairman; Samuel Abram, Vice-Chairman; Ronald Sell, Treasurer; Justin Thompson, Public Works Director; Tom Long, Sr., Township Manager; Steve Sherk, 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.

**Executive Sessions since last meeting:** None.

**Public Comment:** None.

**PUBLIC SAFETY**

**Fire Department / Emergency Services:**

Discussion - Mr. Thompson reported that he and Mr. Sell attended the meeting in West Lebanon Township on October 2, 2023, regarding the regional fire department study.

**Police Department:** None.

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

The next meeting will be held October 25, 2023, at 7:00 pm.

**PLANNING – ENGINEERING**

**Planning - Presentation Request:** Discussion/Action- 1147 Quentin Road, Chick-Fil-A Land Development Plan- Chick-Fil-A representatives sought approval of 3 waiver requests from the North Cornwall Township Subdivision and Land Development Ordinance as well as approval of the Chick-Fil-A Final Land Development Plan.

Mr. Abram made a motion to approve waiver requests to sections 403.1.A requiring a scale of 1" = 100' on the LD plans, section 403.3.B.3 requiring showing all utilities within 200' of the tract on the LD plans, and 502.12 requiring sidewalk installation. Mr. Sell seconded the motion. All voted in favor.

Mr. Abram made a motion to approve the Chick-Fil-A Land Development Plan pending Township Solicitor Ms. Leonard's final review of the Financial Security Bond, Developer's Commitment, Stormwater Management Agreement, NPDES approval, and CoLA approval of water connections. Mr. Wahmann seconded the motion. All voted in favor.

**Township Engineer Report:**

Discussion/Action-2040 Quentin Road, Letter of Credit/Cost Estimate-

Mr. Wahmann made a motion to approve the release of the Letter of Credit in the amount of 470,021.75. Mr. Sell seconded the motion. All voted in favor.

Discussion/Action- Mr. Wahmann motioned to approve the replacement Letter of Credit in the amount of 429,586.14. Mr. Sell seconded the motion. All voted in favor.

## **PUBLIC WORKS**

### **Park & Recreation**

NCT Recreation Board-None.

### **Buildings / Highway / Recycling**

Discussion/Action- New Admin. Building- Shannon A. Smith Electric Pay Request #12- Mr. Sell made a motion to approve pay request #12 from Shannon A. Smith Electric in the amount of \$31,996.79. Mr. Abram seconded the motion. All voted in favor.

**Sanitary Sewer / MS4 Stormwater-** None.

## **ADMINISTRATION**

### **Approval of Minutes**

Discussion / Action- September 19, 2023, Meeting Minutes- Mr. Wahmann motioned to approve the September 19, 2023, meeting minutes as written. Mr. Sell seconded the motion. All voted in favor.

### **Treasurer's Report**

Discussion/Action- Mr. Sell provided the Treasurer's Report as of September 29, 2023. Mr. Abram made a motion to approve the Treasurer's Report to be filed for annual audit and the payment of bills presented. Mr. Wahmann seconded the motion.

### **Manager's Report**

Administrative - Misc. Correspondence, Items to Report: Mr. Long stated the time has come for the Township to be able to process credit card payments. The Township only accepts checks and money orders to date. Mr. Long would like to proceed with looking into programs with several banks for options. Mr. Abram made a motion to give the Township Manager the authority to gather information on credit card processing. Mr. Wahmann seconded the motion. All voted in favor.

Discussion- CLSD Comprehensive Plan Project Kick-off Meeting- Mr. Thompson informed the Board of a kick-off meeting to be held October 20, 2023, to review the process. Committee members are needed. Mr. Thompson asked the Board for recommendations. Discussion followed.

Discussion- General Fund Budget Draft #2- Mr. Thompson presented a detailed overview of the 2024 General Fund Budget Expenditures for the General Government Administration accounts.

## **BUSINESS/REPORTS**

### **New Business**

Discussion / Action-1907 Center Street Handicapped Parking Spot Application- Mr. Wahmann made a motion to approve the application for a handicapped parking spot to be placed at 1907 Center Street. Mr. Sell seconded the motion. All voted in favor.

### **Old Business**

Discussion / Action- None.

### **Solicitor's Report**

Discussion / Action- Ms. Leonard explained the delay in return of documents from Verizon regarding the land lease. It is an administrative delay. Ms. Leonard will seek an anticipated start date from her Verizon contacts for the Board.

**Supervisor's Report-** Mr. Wahmann and Chief Ward attended a public meeting at North Lebanon Twp. for the presentation of the recently completed DCED study regarding the regionalization of North

Cornwall Twp. and North Lebanon Twp. Police Departments. Mr. Wahmann reported the community's response was supportive. At the next meeting for both Townships, a Resolution will be placed on the agenda for approval to form a steering committee.

**Public Comment:** Mr. Yeagley applauded Chick-Fil-A for redeveloping the old Golden Corall site rather than developing a new piece of land.

**Executive Session:**

The Board retired to Executive Session at 7:35 pm to discuss personnel matters.

The Board returned from Executive Session at 8:07 pm with no action taken.

**Adjournment:** Mr. Sell motioned to adjourn the meeting at 8:07 pm. Mr. Abram seconded the motion. All voted in favor.

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