

MINUTES OF THE CORNWALL BOROUGH COUNCIL MEETING
HELD ON MONDAY, AUGUST 10, 2020 AT 6:30 P.M.
IN THE CORNWALL BOROUGH GARAGE

Council President John Karinch called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

PRESENT

Council President John Karinch, Council Vice President Ron Ricard, Marie Tribioli, Steve Tribioli, Al Brandt, Thomas Burton, Bruce Conrad, Mayor Mark Thomas and Manager Cody Rhoads

PUBLIC

Meeting attendance sheet is attached hereto.

PUBLIC COMMENT – WATER & SEWER

Chet Bogar, Briarwood Court, thanked the borough for getting Northgate on the high side of the water system.

WATER & SEWER BUSINESS

NEW BUSINESS

SEWER FORGIVENESS

Marie Tribioli made the motion, seconded by Ron Ricard, to grant sewer forgiveness to the owner of 126 Rexmont Road. Motion passed.

REPORTS

Marie Tribioli made the motion, seconded by Ron Ricard, to approve the director's water and sewer reports. Motion passed.

PUBLIC COMMENT

A resident that lives along Route 419 was concerned about the noise from brake retarders as trucks approach Boyd Street. John Karinch thought they asked PennDOT about this issue before, but the recollection was that accident data did not support putting a restriction in place.

Linda Kohr, Freeman Drive, asked about the black walnut tree she has had concerns about in the past and had concerns about the spotted lanternfly becoming more prevalent.

Dale Waltman, Karinchville, thanked council for the increase in funding for the library in the 2020 budget. He hopes they continue the contribution in the future.

Chet Bogar thanked the police for patrolling the area of the Carriage House in the UTV. The community has had some problems with break-ins, and they appreciate the police presence.

APPROVAL OF MINUTES

Ron Ricard made the motion, seconded by Marie Tribioli, to approve the minutes of the July 13, 2020 council meeting. Motion passed.

REPORTS

Marie Tribioli made the motion, seconded by Ron Ricard, to accept the reports. Motion passed.

Mr. Ricard asked if the borough had a Civil Service Commission and, if so, what do they do. Ms. Tribioli said there is a Civil Service Commission, but they are only involved if there is a hiring or firing of a police officer.

John Karinch also read the borough's revenues, expenditures and EIT collections for the year to date into the record.

OLD BUSINESS

KRALL PROPERTY

John Karinch said he reached out to the Kralls about purchasing the property and they did not wish to complete the transaction at this time.

GUEST HOUSE/AIRBNB, 36 PALMER STREET

Cody Rhoads said the owners informed him that they hired an attorney and, after consulting with their counsel, decided not to proceed with getting a permit to operate a guest house.

Nicole Marley, Palmer Street, said that the neighbors and Steve Black hired an attorney to enforce the deed restrictions, which is why the owners of 36 Palmer decided not to move forward with the permit. Ms. Marley said they have now advertised to rent their basement.

There was discussion about updating the ordinance to place restrictions on the operation of guest houses.

There was also a discussion about a property on Freeman Drive operating as a bed and breakfast. In the past it was a bed and breakfast, but the neighbor's understanding was that the previous owner sold the EDUs needed to operate before he died. If that is the case, a bed and breakfast would not be allowed to operate.

Steve Dellinger, Hanover Engineering, clarified the difference between a traditional bed and breakfast and a guest house/Airbnb.

Marie Tribioli made a motion, seconded by Ron Ricard, to notify county not to issue any permits for a guest house until a new or updated ordinance is completed.

WAIVER FOR ARCHITECTURAL COMPATABILITY, 300 BURD COLEMAN

Ray Fratini, Bruce Conrad and Cody Rhoads met with the owner shortly after the last meeting to discuss the project. The owner agreed to build the roof with an 8/12 pitch and therefore did not need a waiver for architectural compatibility.

NEW BUSINESS

RAY FRATINI, ZONING ISSUES

Ray Fratini, chairman of the planning commission, spoke about the history of planning and zoning in the borough. Mr. Fratini wants council to consider taking zoning back from the county.

Mayor Thomas said he agrees with everything Mr. Fratini said, but he does not want to hire another employee for the borough.

John Karinch said it would be planning and zoning again, residents would come in and present what they wanted to do, and the borough would have its own zoning officer. Mr. Karinch said Mr. Fratini would be willing to serve as zoning officer on an as needed basis.

Bruce Conrad said council should give planning the opportunity to create a comprehensive plan, understanding it will take a while, and have planning present a recommendation to council.

Al Brandt made a motion, seconded by Bruce Conrad, for the planning commission to explore the possibility of bringing zoning back under borough control. Motion passed

TICE LANE BRIDGE INSPECTION

Thomas Burton said after this issue came up, he drove on Tice Lane and did not see any issues with the asphalt. Ron Ricard said the issue was on the shoulder of the road.

Mr. Burton asked Tom Smith if he would act on the bridge. Mr. Smith said it would be good to have an inspection to see if there are any issues that need to be addressed; whether that be repairs or placing a weight restriction on it. Marie Tribioli asked Mr. Smith if he knew the last time it was inspected. Mr. Smith said it was rehabbed in 1985 and that was the last time it was inspected.

Marie Tribioli made a motion, seconded by Thomas Burton, to have Hanover Engineering inspect the bridge at a cost of \$2,700.

SOUTH LEBANON WASTE SITE

South Lebanon will be opening a new site after Labor Day that will accept brush, leaves, cardboard, and aluminum cans among other things. Non-residents will be able to use the facility for a \$50 yearly fee.

Cody Rhoads said the borough has a small dump site behind the building, but it has been increasingly misused lately.

Al Brandt made a motion, seconded by Bruce Conrad, to work on an agreement with South Lebanon that would allow borough residents to use the facility.

SUNOCO PERMIT EXTENSION

Sunoco requested a one-year extension for their road permits. They expect the pipeline work to be done by, at-worst, the end of September. There is no specified date for completion of the road restoration.

Bruce Conrad made a motion, seconded by Al Brandt, to grant Sunoco a one-year extension for their road permits. Marie Tribioli voted against. Motion passed 6-1.

ARCHIVESOCIAL

Cody Rhoads provided information about ArchiveSocial, which is a company that offers a service to retain records for the borough's social media accounts. After discussion, council decided to table the topic.

BOARD OF HEALTH

The secretary recently moved out of the area and resigned his position. The remaining members felt the board was no longer needed and asked if council would investigate dissolving it. Thomas Burton made the motion, seconded by Bruce Conrad, to investigate suspending the Board of Health. Motion passed.

ALDEN PLACE LOC

Marie Tribioli made the motion, seconded by Ron Ricard, to release Cornwall Associates' letter of credit now that Hometown America's letter of credit is in place for Alden Place. Motion passed.

INSURANCE ADDITION

Cody Rhoads provided a quote for Municipal Liability (Act 477 coverage) that would cover the borough's third of the cost if a police officer would go out on workman's compensation. Under the Heart and Lung Act, an officer or other public safety officer who is temporarily injured in the line of duty is entitled to continuation of their full salary. The question is if the borough would like to insure their portion of the potential cost or continue to self-insure.

After further discussion, council decided to table the decision until more information is received.

BLIGHT PLAN

Ron Ricard wanted to mention an article in this month's issue of the Borough News magazine that was about blight in municipalities. Mr. Ricard would like to see this issue investigated again.

Linda Kohr asked what the definition of blight was. Council offered their input on what they considered blight. Another resident said it is clear council does not agree on the definition and that might be an indication that there needs to be an official stance on blight.

It was decided that the topic should be placed on the agenda for the September meeting.

60 ANTHRACITE ROAD WAIVERS

Steve Dellinger reviewed the eight waivers being requested for the project. Planning commission recommended all eight waivers be granted. Bruce Conrad made the motion, seconded by Marie Tribioli, to grant the eight waivers for the subdivision at 60 Anthracite Road. Tom Burton voted against. Motion passed 6-1.

ADJOURNMENT

With no further business to conduct, Steve Tribioli made a motion, seconded by Al Brandt, to adjourn the meeting at 8:11 p.m. Motion passed.

Cody Rhoads
Secretary