

MINUTES OF THE CORNWALL BOROUGH COUNCIL MEETING
HELD ON MONDAY, JULY 12, 2021, AT 6:30 P.M.
IN THE CORNWALL BOROUGH GARAGE

Council Vice President Ron Ricard called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

PRESENT

Council Vice President Ron Ricard, Marie Tribioli, Steve Tribioli, Al Brandt, Thomas Burton, Bruce Conrad and Mayor Mark Thomas

ABSENT

John Karinch

ALSO PRESENT

Borough Manager Cody Rhoads, Borough Engineer Steve Dellinger and Cornwall Borough Police Chief Brett Hopkins

PUBLIC

Meeting attendance sheet is attached hereto.

PUBLIC COMMENT – WATER & SEWER

No comments.

WATER & SEWER BUSINESS

REPORTS

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

PUBLIC COMMENT

No comments.

APPROVAL OF MINUTES

Al Brandt made the motion, seconded by Marie Tribioli, to approve the minutes of the June 7, 2021 council meeting. Motion passed.

REPORTS

Marie Tribioli made the motion, seconded by Al Brandt, to approve the reports. Motion passed.

OLD BUSINESS

FIRE COMPANY

The fire company has signed the agreement that stated the deed would revert to the borough if it ceased to exist as a fire company. The borough needs to sign the document, get it notarized and send it to Solicitor Cleary for recording.

Mr. Rhoads updated council on the purchase of the new fire truck. There will be a public hearing for the loan on July 22nd and after that everything will be in place.

Mayor Thomas had concerns that if the fire company turned in a minimal effort and was not up to the standard of fire protection, the borough would not be able to take ownership of the building. Some members informed him that the borough could decertify the fire company if it came to that point.

Mr. Ricard asked about the status of the current fire truck. Mr. Conrad believed it was sold for around \$50,000.

OAK STREET AND FINCH ALLEY

Mr. Dellinger reviewed the situation and the alleys that were vacated in the past by the borough. The Planning and Zoning Commission recommended council consider vacating Finch Alley between Laurel Alley and Oak Street, Oak Street between Pine and the north edge of Finch and Laurel between Pine and Cedar.

Mr. Dellinger reviewed what an ordinance would entail. Mr. Burton questioned why it could not remain status quo. Ray Fratini, chairman of the Planning and Zoning commission, stated that this would help residents whose properties abut the alley to conform to the zoning ordinances.

Mark Dutchess rents a garage in the alley and asked what would happen to it over time if it does not get maintained. He was told the alley would be maintained however the residents see fit.

Marie Tribioli made the motion, seconded by Steve Tribioli, to authorize Solicitor Cleary to create an ordinance vacating Laurel Alley, Finch Alley and a portion of Oak Street.

CEDAR STREET AIRBNB

Marie Tribioli made the motion, seconded by Al Brandt, to authorize Solicitor Cleary to represent the borough at the Zoning Hearing Board meeting on July 28th.

A resident asked how many people can stay at the Airbnb at once? She stated that there were 16 people there at one time. Since there is nothing allowing a short-term rental, there is no official number.

NEW BUSINESS

PRL X-RAY BUILDING

Mr. Dellinger reviewed the project. PRL is looking to tear down an existing building and construct a new one with a similar footprint. Mr. Dellinger stated that PRL has asked for ten SALDO waivers as well as a waiver for the requirement to do a stormwater management plan. Mr. Dellinger recommended that those waivers be granted.

Al Brandt made a motion, seconded by Thomas Burton, to grant the recommended waivers for the PRL X-Ray Building. Motion passed.

1305 DOUGLAS FIR COVE – GUEST HOUSE, CONDITIONAL USE

Mr. Dellinger stated that the owners attended the Planning and Zoning Commission and wanted to operate a guest house, which is permitted by conditional use in the Residential Forest zoning district. Mr. Dellinger reviewed the requirements of a guest house. One criterion not being met would be that it is not being served by public water and sewer. The owners would have to seek a variance from the Zoning Hearing Board before seeking approval for a conditional use by borough council.

Al Brandt stated that this is essentially an Airbnb, which the borough has been struggling with already. He feels the lack of public water and sewer should stop this right off the bat.

Stan Alekna, Aspen Lane, read the requirements for a conditional use application and felt that the requirements that it does not detract from anyone else's quality of life or impact the neighborhood would not be met.

Maria DiCroce, the owner, stated that she and her husband moved in four months ago. She read the comments posted about their idea on the Spring Hill Acres Facebook page. She stated that she agreed with some of the comments and did not want to cause any trouble with her neighbors. Paul DiCroce also thanked everyone for the attention given to their idea.

Another resident stated that he believed the use would be deed restricted.

DOGWOOD DRIVE

Council received a letter from a resident on Dogwood Drive requesting that rolled curbing be installed when the road is paved. Council wished to have Tom Smith make the best decision for the roadway.

ARPA FUNDS

The borough received \$229,016 for their first payment from the American Rescue Plan Act. Bruce Conrad made the motion, seconded by Al Brandt, to open a separate account at Fulton Bank to transfer the money to. Motion passed.

REXMONT EC CHURCH – LOT ANNEXATION

Mr. Dellinger stated that the church owns two properties on Rexmont Road. The church is looking to take the back part of the parsonage lot and adjoin it to the church lot. The church has submitted the final plan. Al Brandt made the motion, seconded by Bruce Conrad, to approve the plan. Motion passed.

REMOTE PARTICIPATION AND ZOOM ACCOUNT

Marie Tribioli made a motion, seconded by Steve Tribioli, to have Solicitor Cleary craft a resolution that would allow remote participation by council members if they were unable to physically be there and for the borough to purchase a Zoom account. Motion passed.

GOOSETOWN BASKETBALL COURT – LINE PAINTING

Marie Tribioli made the motion, seconded by Al Brandt, to authorize the line painting at the Goosetown basketball court for \$850 to be paid out of the recreation fund. Motion passed.

STORMWATER EXEMPTION- 142 NORWAY

The owners are proposing an inground pool that meets all the required setbacks and ordinances. Bruce Conrad made the motion, seconded by Steve Tribioli, to grant a stormwater exemption for 142 Norway. Motion passed.

SOLICITATION PERMITS

Marie Tribioli mentioned that a permit is required to solicit in the borough. She stated that anyone coming to the borough to question residents on their vaccination status should be denied a permit. Marie Tribioli made a motion, seconded by Thomas Burton, to deny a permit to anyone seeking to request a resident's vaccination status. Motion passed.

Steve Tribioli felt that this would possibly tie the police department's hands. Chief Hopkins felt he would have to ask Solicitor Cleary for her opinion.

Steve Tribioli made the motion, seconded by Al Brandt, to allow Chief Hopkins to discuss the issue with the solicitor. Marie Tribioli voted "nay". Motion passed 5-1.

SHORT-TERM RENTALS

Bruce Conrad stated that if the council does not wish to proceed with an ordinance regulating short-term rentals, they should say so now so that the planning and zoning commission does not waste any further time discussing it. Mr. Fratini felt that they should continue working on the issue. One resident stated that Palmyra is conducting a citizen survey to ask residents which zoning districts they feel short-term rentals be allowed in and suggested the borough do the same.

ADJOURNMENT

With no further business to conduct, Steve Tribioli made the motion, seconded by Al Brandt, to adjourn the meeting at 7:34 p.m. Motion passed.

Cody Rhoads
Secretary