

aMINUTES OF THE CORNWALL BOROUGH COUNCIL MEETING
HELD ON MONDAY, JUNE 14, 2021 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 and Mayor Mark Thomas

ALSO PRESENT

Borough Manager Cody Rhoads, Highway Superintendent Tom Smith, 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

NEW BUSINESS

AUTHORIZE PURCHASE OF FOLDING MACHINE/POSTAGE METER

Ron Ricard felt it would be beneficial to purchase a folding machine and postage meter for the office to make things more efficient. Cost of the folding machine was \$229.99 and the postage meter would be a monthly rental. Bruce Conrad also wanted to purchase a projector for use during meetings. Steve Tribioli made the motion, seconded by Al Brandt, to purchase the folding machine. Motion passed.

Mr. Conrad said he priced projectors out and the cost would be \$600-800. Thomas Burton questioned how often a projector would be used? Mr. Conrad felt the use could be extensive. It was decided to table it until next month.

REPORTS

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

PUBLIC COMMENT

Steve Lyter, Larch Circle, asked about the status of the dry hydrant installation in his pond. Mr. Rhoads informed him that the fire company has applied for a grant to cover the cost of the project. Mr. Karinch said if the grant does not go through, the borough will cover the cost. Mr. Lyter asked if he could have any input in the location of the hydrant. Mr. Rhoads said he and Tom Smith would work with him on that issue.

Mr. Lyter asked about the status of zoning violations. Mr. Karinch said those are all handled through the county and the borough does not have any enforcement status. Mr. Lyter asked what the process would be to combat false allegations of zoning violations. Mr. Rhoads said that should be addressed with the county zoning office.

Ron Laudeman, Rexmont Road, had issues with what he has been told he can do, building-wise, with the land behind his house. He had plans and a driveway approved in 1977. He believes he is grandfathered in and is tired of dealing with borough when it comes to this issue. Mr. Laudeman was not happy with Ray Fratini's actions as a member of the planning commission.

Mr. Fratini responded to Mr. Laudeman's comments. He stated that if Mr. Laudeman has proof he is grandfathered in, the planning commission would have no problem approving it.

APPROVAL OF MINUTES

Marie Tribioli made the motion, seconded by Ron Ricard, to approve the minutes of the May 10, 2021 and May 18, 2021 council meetings. Motion passed.

REPORTS

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

John Karinch suggested gutter guards might be beneficial for the police station.

Mr. Karinch read the budget report into the record.

OLD BUSINESS

FIRE COMPANY

Mr. Rhoads gave an update on the purchase of the fire truck. The PEMA loan is backed up 8-10 months so the fire company will need a bridge loan. Mr. Rhoads suggested loaning the fire company \$200,000 from the capital reserve fund and depositing the PEMA loan back into that account when it comes through. Ron Ricard made a motion, seconded by Steve Tribioli, to loan the fire company \$200,000 from the capital reserve fund. Al Brandt voted "nay". Motion passed 6-1.

OAK STREET AND FINCH ALLEY

Mr. Karinch stated the Boroughs magazine had an excerpt on alleys in this month's issue that stated if the portion of the alley is not in the homeowner's deed, the alley has not been vacated. The issue of whether it has been vacated or not arose when a resident wanted to erect a garage off the alley.

Jeff Bamberger, Pine Street, gave his opinion on the situation. Ms. Tribioli asked if access would be retained if the borough vacates the alley. Mr. Karinch stated that access would remain, this would only really change setback requirements.

There was further discussion about vacating the alley, current setbacks and setbacks if the alley were to be vacated.

Marie Tribioli made a motion, seconded by Al Brandt, to authorize Steve Dellinger to investigate the matter further. Motion passed.

CEDAR STREET AIRBNB

Judah and Bethany Clapper, the owners of 110 Cedar Street, addressed council. Mr. Clapper said they purchased the home and renovated it. He read through the borough's zoning ordinance and did not see anything prohibiting renting the house on Airbnb. Mr. Clapper stated that the neighbors had an issue with one of the first renters. He installed a noise monitoring device and spoke with the neighbors of the property. He also spoke with the zoning officer about the issues and, shortly after, received a notice of violation.

Mr. Karinch reviewed some of the issues the borough feels are violations. Mr. Karinch reviewed the Clapper's proposal that if the borough would allow the short-term rentals through September 7th, they would switch to a long-term renter after that date.

Kathleen Kohrs, Maple Street, voiced her displeasure with the current situation. She had concerns about the condition of the fence surrounding the pool and the gate to access it. Ms. Kohrs stated that these owners have four other rentals on Airbnb. She stated that some of the renters were having sex in the hot tub.

Jason Ayers, Cedar Street, asked what kind of vetting takes place for the renters. Mr. Clapper said the Airbnb takes certain steps to vet those renters. Mr. Clapper stated that after the first complaint he started writing renters a lengthy letter of rules as well.

Mr. Tribioli stated that he is firmly against this, and he does not want to see it in Cornwall.

Mr. Fratini felt it was a slap in the face to the borough and a personal insult to people who follow the rules.

Mr. Conrad asked Mr. Clapper a few questions about the property.

Mayor Thomas said he was in favor of accepting the proposal. He'd rather live with something for 8 weeks and see the short-term rental go away then wait 4-6 weeks for the zoning hearing board to meet and face the possibility that it can operate beyond early September.

Howard MacFadden, Maple Street, was also against the short-term rental.

Steve Tribioli made the motion, seconded by Al Brandt, to reject the Clapper's proposal and have the matter go before the Zoning Hearing Board. Motion passed.

NEW BUSINESS

ADOPT ORDINANCE 2021-1 (PALMER STREET STOP SIGN)

Marie Tribioli made the motion, seconded by Bruce Conrad, to adopt Ordinance 2021-1 to erect a stop sign at the intersection of Palmer Street and Walker Street. Motion passed.

AUTHORIZE STORMWATER EXEMPTIONS

Bruce Conrad made the motion, seconded by Al Brandt, to authorize stormwater exemptions for 106 Store Lane, 902 Tulip Tree Drive, 1806 Larch Circle and 118 Maple Lane. Motion passed.

APPOINTMENT TO PLANNING AND ZONING COMMISSION

Marie Tribioli made the motion, seconded by Bruce Conrad, to appoint Joe Lescisko to the Planning and Zoning Commission to replace Jim Williams, who is moving out of the borough. Motion passed.

APPOINTMENT TO THE CIVIL SERVICE COMMISSION

Bruce Conrad made the motion, seconded by Thomas Burton, to appoint Kathy Sanderson to the Civil Service Commission. Motion passed with Marie Tribioli and Steve Tribioli abstaining.

AUTHORIZE MOU TO AMEND POLICE CONTRACT

Al Brandt made the motion, seconded by Ron Ricard, to sign the memorandum of understanding to amend the police contract to raise the entry-level salary to \$55,500. Motion passed.

AUTHORIZE REDUCTION IN LOC FOR ALDEN PLACE

Mr. Dellinger said they have inspected the improvements and recommend the reduction. Al Brandt made a motion, seconded by Bruce Conrad, to authorize a reduction in the letter of credit from \$1,521,566.00 to \$604,428.65. Motion passed.

AUTHORIZE HIRING OF PART-TIME POLICE OFFICER

Al Brandt made the motion, seconded by Marie Tribioli, to authorize the hiring of Richard Heim as a part-time officer. Motion passed.

Ron Ricard made the motion, seconded by Steve Tribioli, to approve the testing for the Sergeant promotion. Motion passed.

AUTHORIZE PARTIAL CLOSURE OF ALDEN STREET

Marie Tribioli made the motion, seconded by Steve Tribioli, to authorize the partial closure of Alden Street on August 13th from 4 p.m. to 9 p.m. for the Cornwall UMC's Peach Festival. Motion passed.

ADJOURNMENT

With no further business to conduct, Steve Tribioli made the motion, seconded by Al Brandt, to adjourn the meeting at 8:04 p.m. Motion passed.

Cody Rhoads
Secretary