



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

April 1, 2013

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, April 1, 2013 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon Jim Williams John Karinch Jeff Snyder

Borough Officials

Steve Dellinger Joe Keaney Jeff Steckbeck

Public

List is Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Bollard - Sheridan Subdivision Plan (Granite Street Townhouses)**

Hanover Engineering staff met with the Developer on March 26th to discuss the alignment of the paved path adjacent to Boyd Street. The Developer will work with the Borough to refine the alignment of the path as it approaches Granite Street.

3. **H & K – The Preserve at Historic Cornwall Preserve**

No change in status since last month's meeting.

4. **Alden Place – Welcome Center**

An additional modification request was approved by Borough Council at the March 11th meeting. Borough Council also conditionally approved the Preliminary/Final Plan, subject to the satisfactory resolution of all comments in the letter from Hanover Engineering dated March 11, 2013 **[see attached]**. A Revised Plan and additional documentation were submitted for review on March 21st. In a letter dated April 1, 2013, Hanover Engineering reported that all the comments had been satisfactorily addressed, and that the Developers Agreement and Stormwater Agreement/Easements were ready for signature and the Plan was ready for recording **[see attached]**

5. **Cornwall Manor – Carriage House Apartments**

Hanover Engineering staff met with Steckbeck Engineering representatives on March 1st to discuss the plan preparation requirements for the proposed Carriage House Apartments project. A Preliminary/Final Land Development plan was submitted for review on March 27th. Paul Weidman, from Cornwall Manor, presented a summary of the proposed Plan to the Commission. The Plan will be reviewed by Hanover Engineering prior to the May 6th P&Z meeting.

Paul Weidman also informed the Commission that the Carriage House Apartments will be a three story building, contain 18 units (9 of which are currently reserved) and offer exterior parking spaces. Estimated ground-breaking time is scheduled for late summer, 2013. He also mentioned a future structure that is in the process of being planned that would be situated across the new access road from the Carriage House Apartments and contain 25-28 units, depending on how parking is designed.

6. **Lebanon Valley Rail Trail – Cornwall Borough Trail Head**

Randy Shearer from Wilson Consulting Group contacted Hanover Engineering after the March meeting. Mr. Shearer's firm is preparing plans for upgrades to the LVRT Cornwall Borough Trail Head parking lot at the corner of Cornwall Road and Schaeffer Road. The plans call for paving the parking lot and installing a men's and women's comfort station. Mr. Shearer inquired as to whether or not the plans have to go through the normal land development approval process. It was suggested at that time that he come to a Borough Planning and Zoning Commission meeting to present what is planned. The Commission requested that Mr. Dellinger contact Mr. Shearer to encourage him to come to the May 6th P&Z meeting to discuss the project.

7. **Cornwall Manor - The Woods – Phase II-B**

Inspections of stormwater facilities have been performed when requested.

Upcoming Commission Meeting

Monday, May 6th, Planning & Zoning's regular meeting at 7:30 p.m., Borough Hall.

Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Robert Boo Simmermon
Secretary

Cc: Borough Council
Jeff Steckbeck, Borough Engineer for Public Works
County Planning Department
Steven Dellinger, Borough Engineer for SLDO
Josele Cleary, Solicitor