



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

April 6, 2015

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, April 6, 2015 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Jeff Snyder John Karinch Jim Williams

Borough Officials

Josh Weaber - Steckbeck Engineering

Public

List is attached

Mr. Fratini called the meeting to order at 7:30 P.M.

New Business

1. Cell Phone Tower

Mr. Larry Romanowski of P3 Towers explained his company's business model. They work with municipalities exclusively to secure option to erect a cell tower. Tower erected only after they have commitments from carriers. All costs absorbed by P3 Towers, municipality gets 40% of rental revenue. Proposed location is near the borough garage. P3 Towers to prepare a plan and contact Song Kim, Zoning Officer at County Planning, to verify the allowable zoning.

2. Doutrich Land Development Plan Review Waiver

Mr. Matthew Hood of TeamAg and Mr. Brian Doutrich presented drawings of an agricultural land development plan located in South Lebanon Township but will be accessed through a strip of land located in Cornwall Borough. They requested a waiver of a land development plan review since the facilities will be reviewed by South Lebanon Township. A motion to approve the waiver was made by Mr. Snyder, seconded by Mr. Williams. Motion passed with Mr. Karinch abstaining.

3. **Longo Property-Corner of Tice and Norway Lanes**

Woodland Contractors contacted our office requesting approval to replace an existing grass swale with a pipe. The downstream property owner previously replaced their swale with a pipe. The pipe would be extended to Tice Lane and swale filled. Josh Weaber, Borough Engineer, and Tom Smith, Borough Road Superintendent, met at the site to review the project.

RECOMMENDATION: Allow the swale to be replaced with the following conditions.

1. The pipe must be High Density Polyethylene and be a minimum of 18” in diameter.
2. The existing endwall at Tice Lane must be replaced with a standard PennDOT Type “M” yard inlet and must be located at least 12” below the roadway elevation.
3. A shallow grass conveyance swale must be located over top of the proposed pipe to convey any overflow.

A motion was made to approve the request with all costs incurred to be the responsibility of the property owner and that Josh Weaber ensure the project is engineered correctly. Motion was made by Mr. Snyder, seconded by Mr. Fratini. Motion passed unanimously.

4. **Alden Place-Final Plan Phase 3-Revised Final Plan Phase 2**

Pioneer Management mailed a letter date April 2, 2015 to the Borough granting an additional 90 day extension to render a decision on Phase 3 final plan and revised final Phase 2 to August 11, 2015. A motion to approve was made by Mr. Fratini, seconded by Mr. Snyder. Motion passed unanimously.

5. **The Woods at Cornwall Manor**

Mr. Weidman of Cornwall Manor requested modifications to two house plans.

- 516 Sassafras Dr increasing the square footage from 1,857 to 2,758. A motion to approve was made by Mr. Snyder, seconded by Mr. Williams. Motion passed unanimously.
- 107 Overlook Dr increasing the square footage from 2,524 to 2,525. A motion to approve was made by Mr. Fratini, seconded by Mr. Karinch. Motion passed unanimously.

Old Business

1. **Recreational Vehicle Storage – 206 Spring Hill Lane** – A complaint was sent to Lebanon County Planning Department regarding storage of recreational vehicles in the front yard at 206 Spring Hill Lane. A violation notice was sent to the home owners by Lebanon County Planning Department on February 25, 2015. No new correspondence. It was reported the vehicles have been moved.
2. **Lindsay Kresge and Pete Uhlig – Subdivision – Common Driveway** – No new correspondence.

3. **Sacred Heart – Land Development Plan** – Recordable sets of plans signed and will be recorded when Freeman Estate agreement received. UGI Road Occupancy permit Issued.
4. **Alden Place – Final Plan Phase 3 – Revised Final Plan Phase 2** – Revised Final Plans conditionally approved conditioned on satisfying the Hanover Engineering letter dated January 13, 2015 including; providing signatures on plans, execution of a Developer’s Agreement, providing the required financial security, and satisfying recreation fees. No new correspondence.
5. **Yordy (Schott) Property – Stormwater Exemption Request** – Construction in Progress.
6. **Arden Snook (Boyer’s Café)** – No new correspondence.
7. **David and Kristee Morris – Stormwater Inspection** – Inspections ongoing.
8. **H&K – The Preserve at Historic Cornwall Village** – No new correspondence.
9. **Alden Place – Welcome Center** – No new correspondence.
10. **Cornwall Manor – Health Center** – Inspections ongoing.
11. **Cornwall Manor Carriage House Apartments** – Inspections ongoing.
12. **Lebanon Valley Rail Trail – Cornwall Borough Trail Head** – No new correspondence.
13. **122 Juniper St** – Property still not cleaned up. Josh Weaber to contact Song Kim, County Zoning Officer to indicate further action is needed.

A motion was made by Mr.Fratini and a 2nd by Mr. Snyder to adjourn the meeting. It was unanimously approved.

Meeting adjourned at 8:55 p.m.

Upcoming Commission Meeting

Monday, May 4th, Planning & Zoning’s regular meeting at 7:30 p.m., Borough Hall.

Respectfully submitted,
James Williams
Acting Secretary

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