



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION OCTOBER 3, 2011

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, October 3, 2011 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Jeff Snyder Robert Simmermon Jim Williams
Joe Lescisko

Borough Officials

Josh Weaber Steve Dellinger John Karinch Steve Lazorcik
Rob Koehler Chris May Josele Cleary

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)**
 - Construction continues on the project.
3. **Blue Bird Inn Parking Lot – Subdivision/Land Development Plan**
 - The Subdivision and Land Development Plan was granted conditional approval by Borough Council at the September 12th meeting. All Plan related comments have been satisfactorily addressed (see HEA letter dated September 30, 2011 attached). The applicant's contractor is

looking to start erecting erosion controls, site clearing, etc. during the week of October 3rd.

- Hanover Engineering provided two follow-up comment letters (dated September 22 and September 30, 2011) that shows Financial Security in the amount of \$125,202.00 is required. Also, no work can commence on the parking lot driveway onto Cornwall Road until Mr. Arnold receives the PennDOT Highway Occupancy Permit and the amount to be bonded.

4. **Iron Valley Storm Water Issues**

- Hanover Engineering was authorized by Borough Council to take a look at a stormwater problem which is occurring at Dave Morris' property (110 Iron Valley) from runoff from his neighbor's property. This will be scheduled during the week of October 3rd.

5. **146 Anthracite Road - Garage**

- Kathy Sanderson, who lives at 142 Palmer Street (Goosetown) approached the Commission about a garage that will be built on Mr. Schaeffer's property at 146 Anthracite Road. The garage measures roughly 24' X 30' and she feels the garage is being built on her property. Ms. Sanderson was informed by County Planning that a building permit was issued on August 9, 2011 to Mr. Schaeffer and a 30 Day Appeal of permit has expired. Mr. Fratini stated that Mr. Schaeffer would have had to show a plot plan and setbacks to receive the permit. Mr. Dellinger stated that the property in question is in the residential village section, per Article 14-2202 4. of the Borough's Zoning Ordinance, a Detached Private Garage in the Residential Village Zoning District must have a minimum of a 1½ foot setback on side yards and 3 foot setback from the rear property line. Mr. Fratini will call LCPD on this issue to see what answers County Planning can provide regarding the issued permit's full compliance with the Zoning Ordinance.

6. **Cornwall Manor - The Woods**

- Paul Weidman indicated that he will have a Lot Revision Plan for one of the units to review in the next week or so.

7. H & K – The Preserve at Historic Cornwall Village

A. The Tentative Plan and supporting documentation for The Preserve at Historic Cornwall Village was submitted on August 19th. The initial Public Hearing on the Application was held on Monday, September 26th at 7:00 PM. The hearing was continued until Monday, October 10th at 6:00 PM. A revised version of the Tentative Plan was submitted on Wednesday afternoon, September 28th. Additional information has been distributed for review periodically since the Public Hearing. Hanover Engineering (1) reviewed the Revised Tentative Plan, (2) prepared review comments and (3) prepared recommendations on all the requested modifications.

- **Chris May Transportation Report**

B. Chris May provided P&Z members and other interested parties with an updated Draft Transportation Report (9/30/11) based on Steckbeck Engineering response dated September 28, 2011. Chris still needs to see PennDOT's latest response to the Rte. 322 Access.

C. A motion was made by Mr. Simmermon and seconded by Mr. Lescisko and unanimously approved to accept the latest Transportation Report and recommend to Borough Council.

Chris May will provide a Final Transportation Report before Monday's, October 10th, hearing.

- **Hanover Engineering Comments**

D. Steve Dellinger provided the commission with a second comment letter (dated 10/3/11) based on Steckbeck Engineering responses (received on 9/27/11) to the original Hanover Engineering review letter and a rebuttal to those comments.

E. Also, Mr. Dellinger provided the commission members with a draft letter (dated 10/3/11) commenting on all of the waiver/modification requests. After some discussion, proposed conditions for the granting of all the requested waivers/modifications were agreed upon. Hanover Engineering will prepare a revised (final) letter reflecting the agreed-upon conditions prior to the hearing on October 10th. A motion was made by Mr. Williams and seconded by Mr. Lescisko and unanimously approved that council should grant

the waivers/modifications that H&K requested based on Hanover's revised letter.

- F. Attorney Fitzgibbons provided the commission with a Phasing Schedule (dated September 30, 2011) to review. Mr. Fitzgibbons explained the rationale behind the proposed time intervals and Final Plan submittal deadlines in the proposed Phasing Schedule to be based on the sale of units in the prior phase.

A motion was made by Mr. Lescisko, seconded by Mr. Simmermon to accept the September 30, 2011 Phasing Schedule as written and recommend to Borough Council.

- **Revised Fiscal Impact Report**

- G. Erik Hetzel provided additional revised backup data to support the September 21, 2011 Fiscal Impact Summary. A motion was made by Mr. Simmermon and seconded by Mr. Williams and unanimously approved to accept the report and all backup data and recommend to Borough Council.

8. **Upcoming Commission Meeting**

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

9. **Meeting adjourned at 10:05 p.m.**

Respectfully submitted,

Joe Lescisko
Secretary

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