



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

May 6, 2013

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, May 6, 2013 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon Jim Williams John Karinch

Borough Officials

Steve Dellinger Joe Keaney Jeff Steckbeck Gerald Boughter

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)**
No change in status since last month's meeting.
3. **H&K – The Preserve at Historic Cornwall Village**
No change in status since last month's meeting.
4. **Alden Place – Welcome Center**
At the April 8, 2013 Borough Council meeting, all documents were approved for signature and the Plan was deemed ready for recording. A pre-construction site meeting for the project was held on April 11th.
5. **Cornwall Manor - The Woods – Phase II-B**
Inspections of stormwater facilities have been performed when requested. No other information was provided on this project.
6. **Cornwall Manor – Carriage House Apartments**
A Preliminary/Final Land Development plan was submitted for review on March 27th. Review comments were distributed by Hanover Engineering on April 26th [see attached letter].

Josh Weaber, representing Steckbeck Engineering, answered commission member's questions as well as provided information concerning DEP permitting, stormwater issues, as well as general information concerning the Carriage House Apartment project. Also on hand was Paul Weidman, representing Cornwall Manor. Together, the P & Z members looked at all of the Preliminary/Final Land Development plan sheets. Steckbeck Engineering is currently waiting for a decision from DEP regarding the level of NPDES permitting required. Steckbeck Engineering will come back to the Planning Commission with revised plans when they have more concrete information concerning what permits are required. Any additional waiver/modification requests will also be submitted at that time.

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

Randy Shearer from Wilson Consulting Group was contacted by Hanover Engineering on April 1st to encourage him to come to the May 6th P&Z meeting to discuss the project. There has been no contact since the April 1st request and no one from Wilson Consulting Group was in attendance at the meeting.

8. **Joe Keaney Discussed Permitting and Zoning within Borough**

Borough Council President Joe Keaney informed the Commission Members that at the last Council meeting it was discussed as to whether or not to continue having the County continue handing our building permitting, codes and duties of a zoning officer. Mr. Keaney wanted the P & Z member's input on the matter prior to Council's next meeting. It was learned that when someone applies for a permit they pay a fee to the County which is a percentage of the estimated cost for the work being done. Total fees collected for 2012 was \$5,482.00 for the year. Mr. Keaney did not think that a vote would be taken on the matter at the next Council meeting. Currently, there are no costs to the Borough for the County's zoning and code enforcement work.

Upcoming Commission Meeting

Monday, June 3rd, Planning & Zoning's regular meeting at 7:30 p.m., Borough Hall.

Meeting adjourned at 8:30 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