



# BOROUGH OF CORNWALL

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## PLANNING AND ZONING COMMISSION

July 1, 2013

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

### Commission Members

Raymond Fratini Robert Simmermon Jeff Snyder John Karinch

### Borough Officials

Steve Dellinger Joe Keaney Gerald Boughter 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)**  
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**  
Construction continues on the project. Inspections of improvements have been performed when requested.
  
5. **Cornwall Manor - The Woods – Phase II-B**  
A letter was sent to the Lebanon County Planning Department regarding the approved Plan modifications for 104 Overlook Drive and 108 Overlook Drive [see attached].

## 6. Cornwall Manor – Carriage House Apartments

A revised Preliminary/Final Land Development plan was received for review on June 17<sup>th</sup>. Several additional waiver/modification requests were also submitted at that time. The waiver/modification requests included the following:

### Modifications to the Stormwater Management Ordinance

1. Section 13-301.1.3. – Utilization of Existing Impervious Area in the Calculation of Pre-Development Coverage.
2. Section 402.B.6. – Show the entire existing tract boundary with bearing and distances.

### Waivers/Modifications to the Subdivision and Land Development Ordinance (SALDO)

1. Section 13-305 – Waiver of the requirement to submit a Preliminary Plan.
2. Section 13-402.B.(6) – Show the entire existing tract boundary with bearings and distances.
3. Section 13-402.B.(8) - Show the location of existing lot line markers along the perimeter of the entire existing tract.
4. Section 13-402.C.(3) - Show the names of all adjacent landowners; both adjoining and across existing rights-of-way.
5. Section 13-402.C.(4) - Existing Features Within 200' of Tract.
6. Section 13-402.C.(5) - Show the required items when located within the subject tract.
7. Section 13-406 –Waiver of the requirement that a Traffic Impact Study be prepared.
8. Section 13-510.3.B. - Streets shall not exceed the maximum vertical grades of: (1) ten percent (10%) for local streets; and, (2) two percent (2%) within 60 feet of an intersection.
9. Section 13-511.1.C. - Where parking compounds are designed for more than ten (10) spaces, no less than five (5) percent of the total area must be landscaped and continually maintained.
10. Section 13-511.2.B. - Sidewalks shall be installed on both sides of all streets in residential and nonresidential subdivisions and land developments.
11. Section 13-511.3.A. - Curbs shall be required along all proposed streets in subdivisions; along all proposed streets and alleys in land developments; and along all existing streets in and abutting both subdivisions and land developments.

Hanover Engineering's review letter on the submission (dated 7/01/13) was distributed and discussed at the meeting.

A motion was made by Mr. Fratini, with a second from Mr. Snyder, to recommend to Borough Council to approve the modifications and waivers presented for the Carriage House Apartment plans. The motion passed while Mr. Karinch abstained.

The topic of Recreation Fees was brought to the attention of the P & Z members. Mr. Paul Weidman was in attendance and it was requested that he write a letter to the Borough's Solicitor, Josele Cleary for clarification of the requirements of Section 13-518 of the SALDO. Mr. Weidman feels that the recreation fees should be waived due to the fact that there is no "net gain" in dwelling units due to the demolition of the previous building. Mr. Weidman did clarify for the P & Z members that any "rec fee credits" the Manor did have in the past, due to the Rail Trail trade-off, were strictly limited to The Woods development plan.

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

Randy Shearer from Wilson Consulting Group attended the June 3, 2013 P&Z meeting to discuss the project. The P&Z recommendation to waive the requirement for the preparation of a Land Development Plan – conditioned on (1) the preparation of the required Stormwater Management Plan and (2) the acceptance of the composting toilets by the County SEO – was approved by Borough Council at its June 10<sup>th</sup> meeting.

**8. 756 Aspen Lane – Parked Travel Trailer**

As was requested at the June 3<sup>rd</sup> meeting, a communication was sent to Lebanon County Zoning Office informing them of a possible Zoning Ordinance violation related to the parking of a travel trailer in the front yard of the property located at 756 Aspen Lane in Spring Hill Acres [see attached].

As of 6:45 P.M., Monday evening (7/1/2013) the travel trailer was still parked directly off of Aspen Lane in the front yard of the property. Mr. Fratini stated that he will be in the County Municipal Building on Wednesday and will check on the issue personally with the County's Zoning Officer.

**9. Craig Holzman Property – Rexmont Road**

Josh Weaber, representing Steckbeck Engineering, informed the P&Z members present that plans for the proposed dwelling and driveway will be available next week.

**10. Rexmont Road Bridge Update**

Josh Weaber informed the P&Z members that the bridge project is moving along. A pre-construction meeting with the contractor has been scheduled for next Tuesday.

**11. Shentel Cell Phone Tower – Proposed tower off of Rexmont Road**

There will be a Public Meeting concerning the proposed tower, next Monday, July 8<sup>th</sup>, at 7:00 P.M. in the Borough Hall.

**12. Tracy Kauffman – 109 Lackawanna Drive – Brush Pile – Karinchville**

Council president Joe Keaney updated P&Z about the brush pile. He stated that Cornwall Police had gone to the property and realized that it was a Board of Health issue and that office would have to take up the matter.

A motion was made by Mr. Fratini and a 2<sup>nd</sup> by Mr. Snyder to adjourn the meeting and was unanimously approved.

**Meeting adjourned at 8:15 P.M.**

**Upcoming Commission Meeting**

Monday, August 5th, Planning & Zoning's regular meeting at 7:30 P.M., Borough Hall.

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