

MEETING MINUTES
CORNWALL BOROUGH, LEBANON COUNTY
PLANNING COMMISSION
October 2, 2017

Regularly scheduled monthly meeting of the Cornwall Borough Planning Commission was held on Monday October 2, 2017 at the Borough Hall. In attendance: Regular Attendees: Members Ray Fratini, Bruce Conrad, Jim Williams and John Karinch, and borough engineer Jeff Steckbeck. Absent: Jeff Snyder

Guests: Ron Ricard, Chester Bogar, Josh Weaber, Daniel Chernich, Gerald Boughter

- 1. Meeting call to order at 6:30 p.m.**
- 2. Northgate HOA Concerns** – Mssrs. Ricard and Bogar gave an update to their investigations of the stormwater and development issues at North Gate. They received the requested information and plans from the borough engineer. It is confirmed the SWM basin is not functioning properly and holds water continuously. Alden Management has a plan prepared by its engineer Kim Graybill to correct the problem, and is anticipated to be performed this fall. Steckbeck will request schedule for this work from Alden Management. The North Gate HOA has been treating the basin for mosquitoes. Alden Mgmt agreed to pay for treatment only one time, but the County West Nile mosquito officer said it is needed monthly. The PC believes Alden Mgmt should pay for the treatments regularly and routinely, and it should not be the responsibility of the HOA to foot the bills. PC requested the borough engineer to send letter to Alden Mgmt which expresses this position. The large excavation was resolved – it is shown on the plan and is required as part of the stormwater management for the site. Borough Engineer will send Alden Letter of Credit information to the HOA again.
- 3. Bernhardt Subdivision** – Pending, per notes in Old Business.
- 4. Rexmont Apartment Project** – Josh Weaber gave an update on the project. E&S Plan comments were received from LCCD, and he will forward a copy to the borough engineer. Weaber explained the site grading, and the need for 7' to 10' of fill in the parking lot areas. The middle and north apartment units will have daylight basements. The excavation borrow from basement areas will be placed over top of the SWM infiltration systems located beneath the parking areas. PC reviewed plans to verify sidewalks, lighting, Sand Street widening, Sand Street inlets and drain pipes all meet the conditional use decision. Borough Engineer reported that the percolation testing for SWM infiltration was done at 5 locations, the SWM design meets the ordinance, and that the SWM discharge from the site is reduced by approximately 35% or more for all the regulated storm events. Downstream properties will receive less stormwater runoff after this project is complete than they presently receive from the undeveloped playground site. The PC voted unanimously to recommend two waivers/modifications of the SALCO: Section 13-305 allowing the project to be processed as a combined preliminary/final plan; and Section 13-402.c(4) reducing the 200' perimeter survey and plan depiction of surrounding properties to that which was shown on the conditional use application and which is presently shown on the applicant's plans.
- 5. 204 Karinch Street** – Vacant lot stormwater exemption approval. The PC reviewed the site plan for this vacant lot which was created as part of the original Karinchville Subdivision. That original plan did not show nor require any on-lot SWM facilities for this lot, and borough ordinance 2012-3 exempts this lot from the requirement for any SWM facilities

since there is less than 2,500 s.f. of new impervious surface being constructed. After discussion, the PC voted unanimously to acknowledge that this lot is exempt from SWM facility construction. It is noted that an Erosion and Sediment Control Plan is still required, and it will address run-off issues during construction.

6. **Alden Place** – Lot 297 driveway adjustment approval. PC voted to approve and Chairman Fratini signed the sketch.
7. **Daniel Chernich fence** – Mr. Chernich presented a plan which shows the location of his proposed vinyl privacy fence. The PC acknowledged that the fence is permitted from the building line all the way to the rear boundary. PC cautioned Mr. Chernich to be sure the fence is entirely on his lot, and that the finished “nice side” of the fence is supposed to face the neighbor’s property.

Old Business Update:

1. **Rexmont Apartment Project** – Conditional Use Application approval by Council with many conditions on July 10th. Land development plan was filed on August 21st. LEBCO Planning has completed its initial review. Borough Engineer has plan under review. LCCD has E&S plan under review. The Commission reviewed the plan set to become familiar with layout and design features. Stormwater management design features were discussed. The Commission requested the engineer give careful scrutiny to be sure enough detention volume is provided and protection is in place for downstream receiving properties. I
2. **Northgate HOA Concerns:** 3 guests named above, representing the Northgate homeowner’s association, attended meeting to discuss some outstanding issues and their concerns about Northgate. Those issues/concerns are: 1) stormwater basin potentially not being built correctly, and not functioning correctly; 2) a new, large excavation near the entrance driveway and Rt 419, approximately 50’ x 100’ size, appears to be unsupervised, and potentially not a part of the approved development plan; 3) the final wearing course of the paving, which they had been told by Alden Management would not occur until 95% of homes constructed, but which appears is being readied to be paved with only 65% of homes constructed. After discussion and exchange of information, the Commission voted unanimously for the following action to take place: 1) borough engineer will provide approved plans to guests; 2) borough engineer will provide guests with copy of the letter of credit itemized work list so they can see which work is still secured by Alden’s bank; 3) borough engineer will investigate the new excavation and determine if it is authorized and if it is being inspected by the design engineer and Karl Kerchner of the LCCD; 4) borough engineer will contact Alden management to find out schedule for the final paving course; 5) borough engineer will report his findings to the guest and the Commission members.
3. **Cornwall Manor** –523 Sassafras Drive approval for the change of building foot print from a Conifer style home to a Willow style home. Mr. Weidman will attend a future meeting and bring along a copy of the approved preliminary plan to show the new PC members the layout and phasing of 2 A, B and C and explain how the impervious coverage runoff will be addressed for future phases.
4. **115 Norway Lane Home Addition** – The PC previously decided that Mr. Goodstein qualifies for a zoning and building permit for his new garage, and shed relocation, subject to zoning officer review and approval of UCC plans.

5. **Bernhardt Subdivision** –PC previously approved shared driveway for 3 lots, under condition that the borough’s previously approved “shared driveway agreement” will be processed with the final plan. The 4 issues about the Bernhardt subdivision, as listed in Old Business, still apply and should be addressed during the plan design phase: 1) widening of Willow Street; 2) flood plain delineation and consistency with FEMA’s new 2012 floodway mapping; 3) identify ordinance requirements for curbing and sidewalk; 4) address ordinance requirements for traffic impact and provide a study, if required, or indicate why one is not needed. Mr. Smith indicated it might be as late as December until the PC will be receiving the Final Plan for review.
6. **Catherine Fitzgibbons/ Cindy Clark** – The timber harvest plan has been implemented. Restoration underway.
7. **Marie Putt complaint** –_Ms. Putt concerns about the drainage issues related to 210 Karinch Street were investigated by the PC and borough engineer. The builder was contacted, and the landscape contractor finished the lawn restoration of the site. Final inspections are pending in the fall to verify that the lawn propagated and stabilized the site.
8. **Alden Place** – Lots #300 and 301 had flipped driveway relocation plan reviewed and recommended by borough engineer and approved by Chairman Fratini in mid-July.
9. **H&K – The Preserve at Historic Cornwall Village** – No change of status.
10. **Cornwall Manor – Health Center** – As-built complete and submitted to Matthew & Hockley for review. Letter of Credit in the amount of \$3,000 remaining for minor yard stabilization.
11. **Alden Place Phase 3**– \$1,185,930 remaining on Letter of Credit.
12. **Northgate at Alden Place** – \$148,368 remaining on Letter of Credit.
13. **Lindsay Kresge and Pete Uhlig** – Plan approved by Borough Council on February 13th. No storm water inspection work has been requested as of this date.
14. **122 Juniper Street – Toy Town** – Nuisance ordinance updates approved so this can be referred to the police for enforcement.
15. **Alden Place – Welcome Center** – Awaiting request for release of financial security. Letter of Credit in the amount of \$24,106.50 and escrow account of \$2,300 remain.
16. **Bollard – Miner’s Village Subdivision** – The release of financial security in the amount of \$55,000 has been postponed until pavement restoration resolved. Either wearing patch or overlay should be installed. SESI has informed Louie Hurst and Bob Gearhart to coordinate the necessary road work required for final release.
17. **Cornwall Manor Observation Deck** – meeting minutes indicating PC and Council gave the okay for this project were sent to the zoning officer. No status reported.

Upcoming Commission Meeting

Monday, November 6, 2017 Planning Commission’s regular meeting at 6:30 p.m. at Borough Hall.