

**MEETING MINUTES**  
**CORNWALL BOROUGH, LEBANON COUNTY**  
**PLANNING COMMISSION**  
**November 6, 2017**

Regularly scheduled monthly meeting of the Cornwall Borough Planning Commission was held on Monday November 6, 2017 at the Borough Hall. In attendance: Regular Attendees: Members Ray Fratini, Jeff Snyder, Jim Williams, Bruce Conrad, John Karinch, and borough engineer Jeff Steckbeck.

Guests: Ron Ricard, Chester Bogar, Eric Derr, James Hoover.

- 1. Meeting call to order at 6:30 p.m.**
- 2. Cornwall Borough Shared Driveway Policy** – By a unanimous vote, the PC recommends that Council amend the Zoning Ordinance as follows: “There shall be the maximum number of four (4) lots that may share a common private driveway. A “shared driveway agreement” in a form recommended by the borough solicitor and approved by Borough Council shall be executed by the applicant and recorded at the time that any subdivision or land development plan that proposes a shared driveway is approved and recorded. ”
- 3. Northgate HOA Concerns** – Cornwall Associates has not yet repaired the SWM basin. After discussion, the PC voted unanimously to recommend to Borough Council to have the solicitor send a letter to Cornwall Associates which requires that deficiencies with the SWM basin be corrected within 45 days, and if not done, that the Borough will draw upon the letter of credit to have a 3<sup>rd</sup> party contractor correct the deficiencies. The PC also requests that Council request Cornwall Associates to pay all past extermination company bills incurred by the Northgate HOA for mosquito control.
- 4. Bernhardt Subdivision** – The project is temporarily on hold until accurate information about PennDOT’s pending drainage improvements at Route 419 is obtained by the design engineer. This information is necessary for the accurate HEC-RAS calculation of the 100 year base flood elevation which the PC has requested.
- 5. Rexmont Apartment Project** – Update. Erosion & Sediment Control Plan approval issued by the Lebanon County Conservation District on 11/02/17. The borough engineer anticipates that the plan will be ready for approval by the PC at its December meeting.
- 6. James Hoover house addition at 118 Store Lane** – The zoning officer instructed Mr. Hoover to request the PC’s determination on any requirements regarding stormwater management or a conservation plan for his proposed house expansion on his lot which is located on the corner of Store Lane and Pamela Lane. Hoover’s lot presently has 2,015 s.f. of impervious cover which has existed for more than 40 years. He is proposing the addition of 2,224 s.f. of impervious cover for a new garage, driveway and residential expansion. The PC requested the borough engineer to evaluate ordinance requirements and issue his report and recommendation to Borough Council for its action at its November 13<sup>th</sup> meeting.
- 7. Eric Derr 340 Boyd Street** – Mr. Derr received a determination letter from the zoning officer that the raising of his 7 chickens and the keeping of bees in the Residential Village District is not permitted by the zoning ordinance and he shall cease and desist those activities, and he has 60 days to file an appeal with the ZHB if he disagrees with that determination. After discussion about the matter, the PC requests that Borough Manager Danz research borough files for all correspondence regarding the recent dispute about the keeping of ducks at the Pemberton property on Store Lane and send it to the PC members and borough engineer

for further discussion at the December PC meeting. The PC believes that issue was resolved favorably for Pemberton, and has direct bearing on Mr. Derr's issue.

### **Old Business Update:**

1. **Cornwall Manor** – 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.
2. **Northgate HOA Concerns** – 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.
3. **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 to be addressed on plan: 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) traffic impact study, if required, or indicate why one is not needed by ordinance.
4. **204 Karinch Street** – Vacant lot stormwater exemption approved. Erosion and Sediment Control Plan is still required.
5. **H&K – The Preserve at Historic Cornwall Village** – No change of status.
6. **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.
7. **Alden Place Phase 3** – \$1,185,930 remaining on Letter of Credit.
8. **Northgate at Alden Place** – \$148,368 remaining on Letter of Credit.
9. **Lindsay Kresge and Pete Uhlig** – Plan approved by Borough Council on February 13<sup>th</sup>. No storm water inspection work has been requested as of this date.
10. **122 Juniper Street – Toy Town** – Nuisance ordinance updates approved so this can be referred to the police for enforcement.
11. **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.
12. **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.
13. **Cornwall Manor Observation Deck** – No status reported.

### **Upcoming Commission Meeting**

Monday, December 4, 2017 Planning Commission's regular meeting at 6:30 p.m. at Borough Hall.