

CORNWALL BOROUGH PLANNING COMMISSION
Minutes – June 5, 2017

Regularly scheduled monthly meeting of the Cornwall Borough Planning Commission was held on Monday, June 5, 2017 at the Borough Hall. In attendance: Regular Attendees: Members Ray Fratini, Jeff Snyder, Jim Williams, Bruce Conrad, John Karinch; borough engineer Jeff Steckbeck.

Guests: Josh Weaber, Paul Weidman, Anne Hoover, James and Marie Putt, Brandon Seyfert.

- 1. Meeting call to order at 6:30 p.m.**
- 2. Rexmont Apartment Project** – Conditional Use Application filed on April 20, by Chrisland Engineering. Council will hold the Conditional Use Hearing on June 1st at 6:30 pm. Solicitor Cleary will conduct the hearing. Council has instructed Borough Manager Steve Danz to become a party to the hearing and offer testimony. Council has instructed the Planning Commission and the Borough Engineer to assist the Borough Manager with a written report. Mr. Weaber presented an updated plan, showing revisions to comply with the PC's comments from its May meeting. After further review, the PC approved the revisions made to date, and developed the following list of its final comments to be sent to Borough Manager for presentation to Council:
 - a) Provide snow plow easements at the end of each access driveway
 - b) Provide buffer landscaping between neighbors and this project
 - c) Pave from edge of road to face of wall of Sand Street
 - d) Provide a drainage inlet on uphill side of each access driveway
 - e) Provide street trees along both public streets
 - f) No storage sheds allowed
 - g) Each apartment should have its own water meter, and water/sewer accounts. A condition of the approval should be that the apartment complex owner will agree to make good on delinquent water/sewer accounts of the tenants until such time that each apartment unit has its owner distinct tax parcel identification and can be liened individually in the case of default of payment of bills.
 - h) The apartment owner shall establish rules that all apartment units must utilize the same trash hauler for pick up on the same day/time of the week.
- 3. Catherine Fitzgibbons/ Cindy Clark** – The timber harvest plan has been reviewed and found to be in compliance with the zoning ordinance. The zoning officer will be requested to issue the permit.
- 4. Alden Place** – Lot #140 driveway relocation plan approved by Chairman Fratini in mid-May. Lot #31 driveway relocation plan approval was issued by Chairman Fratini at this meeting.
- 5. Cornwall Manor** – Mr. Weidman presented a site plan for 522 Sassafras Drive and requested the PC's approval for the change of building foot print from the recorded plan. The Commission voted unanimously to approve the change.
- 6. Brandon Seyfert 328 Boyd Street** – Mr. Seyfert presented his proposal for a fence installation. The Commission voted unanimously to approve the fence plan.
- 7. Anne Hoover 291 Burd Coleman Road** – Ms. Hoover presented a plan for a 10' wide by 18' long "lean-to" for the rear of her home. The Commission voted unanimously to approve the plans for the "lean-to".
- 8. Marie Putt complaint** – Ms. Putt presented her concerns about the drainage issues related to 210 Karinch Street new home located behind and uphill from her home. She showed pictures of mud wash-outs and the unfinished lawn. She requested Borough intervention to rectify the situation. After discussion, the PC decided that the Borough Engineer should

perform an inspection; contact the Lebanon County Conservation District for an inspection and enforcement action of the approved Erosion and Sediment Control Plan; and that Council should be prepared to issue a notice and deadline to the property owner to complete the site final restoration or the borough would draw on any financial security which might exist to effect that work by a third party contractor, or will enforce penalties which may be available to the borough within the SALDO or the stand alone Storm Water Management Ordinance. The deck at the rear of the new house was also discussed, with concern that the 4" x 4" posts are not adequately sized. The borough engineer will request confirmation of code compliance from the UCC inspector at county planning department.

Old Business Update:

1. **H&K – The Preserve at Historic Cornwall Village** – No change of status.
2. **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.
3. **Alden Place Phase 3**– \$1,185,930 remaining on Letter of Credit.
4. **Northgate at Alden Place** – \$466,000 remaining on Letter of Credit.
5. **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.
6. **122 Juniper Street – Toy Town** – Nuisance ordinance updates approved so this can be referred to the police for enforcement.
7. **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.
8. **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.
9. **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, July 3, 2017 Planning Commission’s regular meeting at 6:30 p.m., Borough Hall.

Meeting adjourned 7:20 pm.