

**MEETING MINUTES  
CORNWALL BOROUGH, LEBANON COUNTY  
PLANNING COMMISSION  
April 2, 2018**

Regularly scheduled monthly meeting of the Cornwall Borough Planning Commission held on Monday April 2 , 2018 at the Borough Hall. In attendance: Regular Attendees: Members Ray Fratini, Jeff Snyder, Bruce Conrad, John Karinch and borough engineer Jeff Steckbeck. Absent: Jim Williams Guests: Gerald Boughter.

- 1. Meeting call to order at 6:30 p.m.**
- 2. Northgate HOA Concerns** – No new information to report.
- 3. Bernhardt Subdivision** – No new information to report. The project design is back on schedule for the sketch plan approved by the PC last month – 3 new lots, sharing a common driveway with the Bernhardt’s existing driveway. The commission discussed the location of the driveway which accesses Rexmont Road and indicated that the new subdivision plan should show the available safe stopping sight distances, widening of the driveway to allow for two vehicles to pass, and clearing/removal of objects within the clear sight triangle.
- 4. Iron Valley Golf Club** – The approved timbering plan was reviewed to verify that trees within the previously cleared golf course development area were not being cut down. After review, it was noted that the area in question is at the far east end of IVGC’s overall land holdings, beyond the golf course in densely wooded area adjacent to the state game lands.
- 5. No new business.**
- 6. Meeting adjourned at 6:55 p.m.**

**Old Business Update:**

- 1. Rexmont Apartment Project** – Mr. Zentz is considering filing a revised final plan to convert to 12 duplexes due to the expense of fire sprinklers required in apartments/townhouses.
- 2. 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.
- 3. H&K – The Preserve at Historic Cornwall Village** – Paul Callahan will be attempting to schedule a meeting with the new Council members, Marie and Steve Tribioli to give project overview. He has also met with Cornwall Manor to gauge its interest in participating in the development, or purchasing land to pursue its own project.
- 4. 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.
- 5. Alden Place Phase 3**– \$1,185,930 remaining on Letter of Credit. Site work for Mosaic Drive and Belltower Drive to be performed over the coming months.
- 6. Northgate at Alden Place** – \$148,368 remaining on Letter of Credit.
- 7. 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.

**Upcoming Commission Meeting**

Monday May 7, 2018 Planning Commission’s regular meeting at 6:30 p.m. at Borough Hall.