



BOROUGH OF CORNWALL

36 Burd Coleman Road

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PLANNING AND ZONING COMMISSION

JULY 6, 2010

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Tuesday, July 6, 2010 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Jeff Snyder Joe Lescisko Jim Williams
Robert Simmermon

Borough Officials

None

Public

List Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**

At its June 14th meeting, Borough Council approved the Developers Agreement. The developer's consultant is working on addressing the remaining conditions of Final Plan approval (driveway/parking areas access agreement; recreation fees; financial security).

3. **Dedication of Granite Street**

At its June 14th meeting, Borough Council passed a motion to advertise an ordinance to accept Granite Street as a Borough street.

4. **Miners Crossing – Lot 66**

A mediation session with Judge Charles is scheduled for July 7th.

5. **There has been no change in status since the last meeting for the following lots/projects:**

- **Miners Crossing –As-Built Plans for Individual Lots**

6. **212 Burd Coleman Road**

Mr. Gruber, who lives at 212 Burd Coleman Road, wants to build a detached garage (22'X28'), but was instructed by Julie Cheyney to approach the commission since this is in the Historic District. Mr. Fratini did say that the roof will require a 8/12 pitch. Mr. Fratini will get back to Mr. Gruber after he talks to Steve Delilinger at Hanover Engineering on the requirements. Mr. Gruber should talk to Paul Callahan at H&K about what they plan to do with the alley on the east side of the Burd Coleman properties. At some point Mr. Gruber will need to provide a sketch plan on what he plans to build.

7. **Cornwall Manor Freeman Hall Expansion**

Paul Weidman presented plans to expand the dining hall of Freeman Hall. Mr. Steckbeck said the ordinance calls for a land development plan. Mr. Weidman's sketch [**attached**] shows that after all the calculations are figured; the additional, impervious area to be covered will amount to 337 sq.ft. This includes an additional 1,007 sq.ft dining area which will seat 67 occupants and an additional 381 sq.ft. kitchen area. A motion was made by Mr. Fratini, seconded by Mr. Snyder and unanimously approved to recommend to Borough Council to waive the Land Development Plan based on the following facts 1) enclosing existing courtyard and 2) net additional impervious area to be covered amounts to 337 sq.ft.

8. **Ridge at Iron Valley**

Mr. Williams mentioned that after a heavy rain at the intersection of Iron Valley Drive and Valley View Road mud is along the road. Mr. Fratini will talk to Borough Engineer (Mr. Dellinger) to inspect this matter.

9. **Alden Place**

Mr. Fratini received a phone call from Mr. Hurst regarding a request by a prospective home owner to build a second driveway on a corner lot. He was instructed to talk to the Borough Engineer, Jeff Steckbeck.

10. **Upcoming Commission Meeting**

- Monday, August 2nd, Planning & Zoning regular meeting at 7:30 p.m., Borough Hall

11. **Adjourned 8:10 p.m.**

Respectfully submitted,

Joseph L. Lescisko
Secretary
www.cornwall-pa.com

cc: Borough Council & Solicitor
Jeff Steckbeck, Borough Engineer
County Planning Department
Steven Dellinger, Alternate Borough Engineer
Josele Cleary, Special Counsel