



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

May 4, 2015

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, May 4, 2015 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Jeff Snyder John Karinch Jim Williams

Borough Officials

None

Public

List is attached

Mr. Fratini called the meeting to order at 7:30 P.M.

New Business

1. Cell Phone Tower

Mr. Karinch reported on two possible locations for the tower near the Authority building and behind the salt shed. The area is zoned R&D and may require a variance and if located behind the salt shed, may need H&K permission. Motion was made by Mr. Fratini, seconded by Mr. Snyder to have Mr. Karinch approach Mr. Callahan of H&K to determine H&K's plans for the property they own adjacent to the Authority building. Motion passed unanimously.

2. 122 Juniper Street-Toy Town

Chief Harris has had discussions with the property owner. Several items were verified to be removed by Chief Harris. Property owner indicated several other items were removed or will be removed. Chief Harris will follow up to verify status. A neighbor reported at the meeting that some items had been moved on the property, but not removed. The commission wants the property cleaned up within 30 days. A motion was made by Mr. Karinch, seconded by Mr. Snyder for Mr. Fratini to contact Song Kim. Motion passed unanimously.

3. **Steve and Catherine Miller – 101 Old Furnace Road**

Stormwater Management Exemption verified by Matthew & Hockley Associates for a single family dwelling. See attached.

4. **Jeffery and Susan Steckbeck – Plan Review Waiver**

Jeffery and Susan Steckbeck propose a four (4) lot subdivision located along N. Zinns Mill Road, immediately west of Route 72. A majority of the subdivision is located in West Cornwall Township. The plan will be reviewed by the Lebanon County Planning Department and the Lebanon County Engineer. A waiver of plan review under the Cornwall Borough Ordinances is requested. Mr. Gearhart of Matthew & Hockley recommends approval of the waiver request. A motion was made by Mr. Karinch and seconded by Mr. Fratini to grant the waiver based on Mr. Gearhart's recommendation. Motion passed unanimously.

Old Business

1. **P3Towers – Cell Phone Tower** – Discussed at April meeting. P3T to develop plans and contact Song Kim at the Lebanon County Planning Department for zoning verification. No further correspondence received.
2. **Doutrich – Land Development Plan Review Waiver** – Waiver granted at April meeting.
3. **Longo Property – Corner of Tice and Norway Lanes** – Project abandoned by homeowners. No further discussions necessary.
4. **Recreational Vehicle Storage – 206 Spring Hill Lane** – Vehicle moved, no further discussion necessary.
5. **Lindsay Kresge and Pete Uhlig – Subdivision – Common Driveway** – No new correspondence.
6. **Sacred Heart – Land Development Plan** – Construction in Progress.
7. **Alden Place – Final Plan Phase 3 – Revised Final Plan Phase 2** – Revised Final Plans conditionally approved conditioned on satisfying the Hanover Engineering letter dated January 13, 2015 including; providing signatures on plans, execution of a Developer's Agreement, providing the required financial security, and satisfying recreation fees. No new correspondence.
8. **Yordy (Schott) Property – Stormwater Exemption Request** – Construction in Progress.

9. **Arden Snook (Boyer's Café)** – No new correspondence.
10. **David and Kristee Morris – Stormwater Inspection** – Inspections ongoing.
11. **H&K – The Preserve at Historic Cornwall Village** – No new correspondence.
12. **Alden Place – Welcome Center** – No new correspondence.
13. **Cornwall Manor – Health Center** – Inspections ongoing.
14. **Cornwall Manor Carriage House Apartments** – Inspections ongoing.
15. **Lebanon Valley Rail Trail – Cornwall Borough Trail Head** – No new correspondence.

A motion was made by Mr. Karinch and a 2nd by Mr. Fratini to adjourn the meeting. It was unanimously approved.

Meeting adjourned at 8:15 p.m.

Upcoming Commission Meeting

Monday, June 1, 2015, Planning & Zoning's regular meeting at 7:30 p.m., Borough Hall.

Respectfully submitted,
James Williams
Acting Secretary

Cc: Borough Council
Jeff Steckbeck, Borough Engineer for Public Works
County Planning Department
Josele Cleary, Solicitor