



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION JUNE 6, 2011

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, June 6, 2011 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon Jim Williams Joseph Lescisko
Jeff Snyder

Borough Officials

Jeff Steckbeck Steve Dellinger John Karinch Steve Lazorcik

Public

List is Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**
 - Construction continues on the first pair of semi-detached dwellings. No construction inspections were requested in the past month. Steckbeck Engineering has indicated to Tom Smith that they will redesign the stormwater facilities adjacent to Boyd Street to provide a swale instead of an underground pipe.
3. **Conditional Use Application – Blue Bird Inn Parking Lot**
 - An application for Conditional Use approval of the proposed Blue Bird Inn Parking Lot was received via email on the afternoon of April 28th. A

review letter was issued on May 24, 2011 [see HEA letter attached]. A public hearing on the Conditional Use Application has been advertised for Monday, June 13th at 6:00 P.M.

- Josh Weaver, from Steckbeck Engineering, representing Blue Bird Inn, presented a revised (5/26/11) Conditional Use Exhibit that shows sight distance and “No Parking” signs added.
- Hanover Engineering provided their review letter (5/24/11) which included the following suggested conditions if the Conditional Use Application is approved by Borough Council:
 - a. Construction of the proposed parking lot as described in the Application Narrative and in the location identified on the Conditional Use Exhibit (latest revision).
 - b. Preparation and Borough approval of a Subdivision and Land Development Plan – to depict the proposed property line adjustments, the parking lot layout depicted in the latest revision of the Conditional Use Exhibit, as well as all the required improvements mandated by applicable Borough ordinances.
 - c. Identification on the Subdivision and Land Development Plan of the distance to the farthest parking space (Section 902 H.1.)
 - d. Identification on the Subdivision and Land Development Plan of site distances for all existing and proposed driveways/access drives.
 - e. Identification on the Subdivision and Land Development Plan of areas proposed for no on-street parking.
 - f. Preparation of revised property deeds, for recording at the time of the recording of the approved Subdivision and Land Development Plan.
 - g. Compliance with all other applicable requirements of the Borough’s Zoning Ordinance, Subdivision and Land Development Ordinance, Lighting Ordinance and any other relevant Borough ordinances and regulations.
 - h. Preparation and recording of an access easement to serve Lot 1.
 - i. Preparation and recording of an access easement for the driveway/access drive across Lot 4 – if a determination has been made that an easement is required.
 - j. Approval of PennDOT Highway Occupancy Permits for: (1) the new exit drive; and, (2) the relocated driveway on Lot 2.
 - k. A condition that all employees shall park in off-street parking lots – not on the street.

- I. Such other conditions as may be deemed appropriate by Borough Council.
- Hanover Engineering will provide a letter to Borough Council prior to the hearing that lists all the recommended conditions discussed by the Planning and Zoning Commission.
- The requirement for additional “No Parking” signs and the addition of “No Left Turn” signs was discussed by the Commission. Josele Cleary (in her letter dated May 26, 2011) indicated that the erection of signs will require the preparation and adoption of an ordinance by Borough Council.
 - A motion was made by Mr. Fratini, seconded by Mr. Simmermon and unanimously approved to recommend to Borough Council approval of the Conditional Use Application, including the Revised Conditional Use Exhibit with Hanover’s conditions and additional “No Parking” and “No Left Turn” signs – with the cost of preparation and adoption of the required Ordinance to be borne by the Applicant. If Council approves the Conditional Use Application, Mr. Arnold will have to submit a Subdivision and Land Development Plan which will include all the elements shown on the Revised Conditional Use Exhibit, as well as all requirements of the Subdivision and Land Development Ordinance and other applicable Borough ordinances. The Subdivision and Land Development Plan will again require P&Z and Borough Council approval.
 - County Planning comments were received (dated 5/5/11) that say the proposal appears to be in compliance with the Zoning Amendments. Parking Lot lighting should be designed that adjoining residences are shielded and that a land development plan must be filed.

4. **H&K – The Preserve at Historic Cornwall Village**

- A discussion was conducted at the May 2nd Planning & Zoning Commission meeting regarding a need to determine which areas of the site will be exempt from the steep slope and vegetation removal limits established in Section 2303.A of the Zoning Ordinance. The new CMU Ordinance which regulates H&K’s PRD provides for an exemption of Section 2303.A for the areas which DEP approved for mining. Hanover Engineering’s interpretation of the Zoning Ordinance provision has been provided in a letter dated May 31, 2011 [see HEA letter attached].

- Hanover Engineering also provided comments (5/31/11) detailing how woodlands were determined and tree removal addressed in past projects. A determination of the proposed H&K project's conformance with the tree-removal requirements of the Zoning Ordinance will be made in the near future When H&K files their Tentative Plan for borough and county review.
- Mr. Callahan reported on progress of H&K's efforts in preparation of the Tentative Plan application. He indicated that a geologic study had been completed; a forester had done a woodland survey which was provided to Steckbeck for preparation of the woodland drawings provided to the Commission last month (5/26/11 E-mails from J. Steckbeck); extensive grading and earthwork evaluations have been performed to be sure that the construction project was feasible. Mr. Callahan stated that it was his plan to have the Tentative Plan application filed before the end of the summer.

5. **Northgate - Alden Place**

- Steckbeck Engineering provided a second review letter (6/6/11) on the Revised Final Subdivision and LDP. Mr. Steckbeck recommends approval of the plan.
- A motion was made by Mr. Lescisko and seconded by Mr. Snyder and unanimously approved to recommend approval to Borough Council.
- Solicitor Cleary is preparing a First Amendment to the Developers Agreement which will be finalized and signed before the approved Final Plan is released for recording.

6. **Savoye Property**

- Correspondence was received from Lebanon County Planning Department (LCPD, 5/24/11) regarding Mr. Savoye's use of equipment on his garage property in Burd Coleman Village for his stone artisans business. Mr. Fratini has met with LCPD on this issue and per Mr. Fratini's report, LCPD observed Mr. Savoye cutting stone on the property, which only allows for commercial storage. A letter will be sent by LCPD instructing Mr. Savoye that he is in violation of the current residential village ordinance and must cease stone cutting operations.

7. **Regional Comprehensive Plan Update**

- The public is invited to the first milestone meeting being held on Thursday, June 16th from 6:00-8:00 p.m. in the Large Group Instruction room at Cedar Crest High School. A short PowerPoint presentation will be made by Gannett Fleming (Michelle Brummer), which will lay out what the Steering Committee has discussed and then open the meeting for public comments. More information is available at www.cornwall-lebanonplan.com website.

8. **Upcoming Commission Meeting**

Tuesday, July 5th, Planning & Zoning's regular meeting at 7:30 p.m., Borough Hall.

9. **Meeting adjourned at 8:15 p.m.**

Respectfully submitted,

Joe Lescisko
Secretary

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