



BOROUGH OF CORNWALL

36 Burd Coleman Road
PO Box 667
Cornwall, Pennsylvania 17106-0667
Phone: (717) 274-3436 Fax (717) 274-3496

PLANNING AND ZONING COMMISSION

December 1st, 2014

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, December 1st, 2014 at the Borough Hall. In attendance were:

Commission Members

Robert Simmermon Jim Williams John Karinch

Borough Official

Steve Dellinger

Public

List is Attached

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

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

The Timber Harvest Plan was approved by Borough Council at its November 10th meeting [**see attached**].

3. **Alden Place – Welcome Center**

No change in status since last month's report.

4. **Cornwall Manor – Health Center**

Hanover Engineering has been coordinating the required site inspections with the Contractor.

5. **Cornwall Manor – Carriage House Apartments**

Hanover Engineering has been coordinating the required site inspections with the Contractor.

6. **Lebanon Valley Rail Trail – Cornwall Borough Trail Head**

No change in status since last month's report.

7. **Sacred Heart Church – Land Development Plan**

At the November 10th meeting, Borough Council approved the temporary stormwater management facilities for the pole building [**see attached**]. No revised plans or supporting documentation for the overall land development have yet been submitted for review.

8. Alden Place – Final Plan Phase 3 – Revised Final Plan Phase 2

The Applicant's offer of an additional time extension for review was accepted at the November 10th Borough Council meeting. Revised plans and supporting documentation were submitted on November 18th and a review letter was issued on December 1st [see attached]. Steve Dellinger reported that the next step will be to get a Cost Estimate for the proposed improvements and a Land Development Agreement submitted. He stated the project is moving along as expected.

9. Alden Homes at Cornwall - Bollard Development

The proposed construction for the single-family detached dwelling to be located at the curve on Boyd Street in the former Bollard Development was reviewed under the Architectural Compatibility provisions of the Borough Zoning Ordinance and approved by Borough Council at the November 10th meeting [see attached].

10. Stormwater Investigation - 130 Maple Lane

Hanover Engineering's report [see attached] on the results of the site investigation into a stormwater complaint at 130 Maple Lane was accepted at the November 10th Borough Council meeting.

11. Eagle Rentals Subdivision (Alden Place)

Glenn Hurst (Eagle Rentals) prepared a subdivision plan for a commercial development that is located primarily in West Cornwall Township, but which also includes a portion of a parcel of land that extends into Cornwall Borough. On November 18th the Developer submitted copies of the Plan, along with a request to the Borough to waive any Borough SALDO review requirements related to the project happening in the Township. A recommendation letter was issued on November 28, 2014 [see attached].

A recommendation was made by Mr. Simmermon, with a second from Mr. Williams to have Council waive the Plan Review Requirements due to the fact no disturbance of land will occur within the Borough. Mr. Karinch also voted in favor of this recommendation.

12. 122 Juniper Street – Toytown – Update

Ed Merkey came before P&Z to give a minor update on the progress of "junk removal" taking place at 122 Juniper, a property owned by Mr. Albert Wojciechowski,. Mr. Merkey stated some items have apparently been removed while others were added to the piles. He once again asked P&Z members to take the steps to enact a Property Maintenance Code, similar to the one from Rapho Township, that he previously presented to P&Z. John Karinch stated that Mr. Fitzgibbons, a member of Borough Council is looking into the matter and that a Borough code should be available sometime next year.

13. Safety Issue Concerns – Route 322 / Boyd Street Intersection

Tom Sheridan presented information to P&Z members concerning sight issues at the Rt. 322/Boyd Street intersection caused by the construction and upgrades to the bridge, located just west of the intersection. He believes PennDOT created a visibility issue. He showed P&Z members present pictures and measurements that he believes show the safety issues he is concerned about. Mr. Sheridan just wanted P&Z aware of the issue and stated that he would

have more formal and comprehensive documentation to present before Borough Council at their meeting, next Monday night.

Mr. Karinch thought it prudent to contact Mr. Steckbeck, the Borough's Public Works Engineer to make sure he is in attendance at the next Council meeting.

14. Building Permit for Sacred Heart Church

Mr. John Karinch brought it to the attention of P&Z that the construction company responsible for erecting the new pole building on the Sacred Heart property needed to go to Commonwealth Codes in Manheim to pick up the building permit. No one seemed to understand why the permit could not be obtained from Lebanon County and why this process occurred. It was suggested that Steve Danz, Borough Manager, contact the Lebanon County Planning Department office and try to decipher why the construction company had to go out of Lebanon County in order to procure a building permit.

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

Meeting adjourned at 8:10 p.m.

Upcoming Commission Meeting

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

Respectfully submitted,

Robert Boo Simmermon
Secretary

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