



## BOROUGH OF CORNWALL

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### PLANNING AND ZONING COMMISSION

September 3, 2013

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Tuesday September 3, 2013 at the Borough Hall. In attendance were:

#### Commission Members

Raymond Fratini Robert Simmermon Jim Williams Jeff Snyder

#### Borough Officials

Steve Dellinger Joe Keaney Tom Smith

#### 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)**

No change in status since last month's meeting.

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

No change in status since last month's meeting.

4. **Alden Place – Welcome Center**

Construction continues on the project. The driveway and parking lot were recently paved. Inspections of improvements have been performed when requested.

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

Borough Council conditionally approved the Plan at its August 12<sup>th</sup> meeting [see letter dated August 12<sup>th</sup>]. The amount of financial security is currently being reviewed. Project is awaiting DEP approval.

6. **Craig Holzman Lot - Rexmont Road**

Revised Grading and Drainage Plans were reviewed [see letter dated August 12<sup>th</sup>]. A letter will be sent to the County Planning Department after the Authority approves the sewer connection.

**7. Jeffrey and Elizabeth Yocum - Lot Annexation Plan**

Borough Council approved the Plan at its August 12<sup>th</sup> meeting.

**8. Tom Smith – Highway Foreman – Storm water Update**

Tom Smith was in attendance to discuss some of the stormwater issues that were brought up at, or subsequent to, the August Borough Council meeting:

- Mountain Lane/Sand Street (Mattis Property) – Mr. Smith did a field investigation to try to ascertain the source of the excess stormwater flow. According to him, the flow appears to be originating from the storm sewers in Fairway Circle and traveling down the old trail to the preexisting pipe under Mountain Lane. Mr. Dellinger indicated that he had done a cursory review of the design plans for the development. The stormwater design called for the water from Fairway Circle to be directed to the basin on Lot 48 of the development (the Schwartz property). Some regrading to correctly direct the flow appears to be required. Mr. Dellinger will further investigate to determine the parties currently responsible for correcting the problem.
- Brian McKenna – 400 Boyd Street/401 Granite Street – At issue is a 10-inch pipe that discharges flow from Gold Street and impacts his neighbor's property at 400 Boyd Street. Mr. Smith indicated that the problem was raised during the construction of the Miners Crossing project. The ultimate solution appears to be to connect the pipe to the catch basin that was installed on Lot 59 (401 Granite Street).
- Amy Schmitt – 142 Rexmont Road – Mrs. Schmitt contacted the Borough office regarding an issue with a stormwater swale on her property. She was directed to H&K (owner of the adjacent, uphill lot) to try to rectify the problem.

**9. Brent Zimmerman Shed – 329 Boyd Street - Minersvillage**

Rick Zimmerman, father of Brent Zimmerman, presented preliminary sketches to P & Z detailing their plans to construct a 12' x 12' shed on the rear of Brent's 329 Boyd Street property. According to the layout on the sketch, all setbacks will be in accordance with Borough ordinances. A motion was made by Mr. Fratini, with a 2<sup>nd</sup> by Mr. Snyder to approve the shed's construction as long as all of the historic district guidelines relating to minimum roof pitch are met. Steve Dellinger, of Hanover Engineering, was directed to send a confirmation letter to the County Planning Department notifying them of P & Z's approval so a building permit can be issued.

A motion was made by Mr. Simmermon and 2<sup>nd</sup> by Mr. Williams to adjourn the meeting and was unanimously approved.

**Meeting adjourned at 8:00 p.m.**

Upcoming Commission Meeting

Monday, October 7th, 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