

**MINUTES**  
**CORNWALL BOROUGH, LEBANON COUNTY**  
**PLANNING COMMISSION**  
**September 5, 2017**

Regularly scheduled monthly meeting of the Cornwall Borough Planning Commission was held on Tuesday September 5, 2017 at the Borough Hall. In attendance: Regular Attendees: Members Jim Williams, Bruce Conrad, John Karinch; borough engineer Jeff Steckbeck. Absent: Members Ray Fratini, Jeff Snyder.

Guests: Ron Ricard, Dan Sheats and Chester Bogar on behalf of the Northgate HOA; and Denise Bollard on behalf of the Bernhardt family.

- 1. Meeting call to order at 6:30 p.m.**
- 2. Northgate at Alden Place:** 3 guests named above, representing the Northgate homeowner's association, attended meeting to discuss some outstanding issues and their concerns about Northgate. Those issues/concerns are: 1) stormwater basin potentially not being built correctly, and not functioning correctly; 2) a new, large excavation near the entrance driveway and Rt 419, approximately 50' x 100' size, appears to be unsupervised, and potentially not a part of the approved development plan; 3) the final wearing course of the paving, which they had been told by Alden Management would not occur until 95% of homes constructed, but which appears is being readied to be paved with only 65% of homes constructed. After discussion and exchange of information, the Commission voted unanimously for the following action to take place: 1) borough engineer will provide approved plans to guests; 2) borough engineer will provide guests with copy of the letter of credit itemized work list so they can see which work is still secured by Alden's bank; 3) borough engineer will investigate the new excavation and determine if it is authorized and if it is being inspected by the design engineer and Karl Kerchner of the LCCD; 4) borough engineer will contact Alden management to find out schedule for the final paving course; 5) borough engineer will report his findings to the guest and the Commission members.
- 3. Bernhardt Subdivision** – Denise Bollard is representing the Bernhardt family and was in attendance to present a new sketch plan. The sketch plan depicts the existing driveway to Bernhardt home, which is at a severe angle and is very narrow, to be reconstructed to come into compliance with ordinance requirements for width and alignment. The new driveway is proposed to become a shared driveway with two new lots. The three properties sharing the driveway will be governed by the same "shared driveway agreement" which the borough has previously approved for three lots in Iron Valley Estates; for three lots in the Fitzgibbons/Clark subdivision; and for the Kresge lots. After discussion, the Commission voted unanimously to approve the sketch plan and endorse the "shared driveway agreement" which is an allowance established by precedent. The 4 issues about the Bernhardt subdivision, as listed in Old Business, still apply and should be addressed during the plan design phase.
- 4. Rexmont Apartment Project** – Conditional Use Application approval by Council with many conditions on July 10<sup>th</sup>. Land development plan was filed on August 21<sup>st</sup>. LEBCO Planning has completed its initial review. Borough Engineer has plan under review. LCCD has E&S plan under review. The Commission reviewed the plan set to become familiar with layout and design features. Stormwater management design features were discussed. The Commission requested the engineer give careful scrutiny to be sure enough detention

volume is provided and protection is in place for downstream receiving properties. It was noted that significant amounts of fill, in the range of 3 feet to 8 feet, is proposed in the parking lot areas. The Commission expressed concern about compaction and future settlement, but noted that the entire project area remains under private ownership so the Borough will not be accepting those fill areas by deed of dedication.

### **Old Business Update:**

1. **Cornwall Manor** – Mr. Weidman presented a site plan for 523 Sassafras Drive and requested the PC's approval for the change of building foot print from a Conifer style home to a Willow style home. After discussion, the Commission voted unanimously to approve the change. Mr. Weidman will attend a future meeting and bring along a copy of the approved preliminary plan to show the new PC members the layout and phasing of 2 A, B and C and explain how the impervious coverage runoff will be addressed for future phases.
2. **115 Norway Lane Home Addition** – The PC previously decided that Mr. Goodstein qualifies for a zoning and building permit for his new garage, and shed relocation, subject to zoning officer review and approval of UCC plans.
3. **Bernhardt Subdivision** – At the August PC meeting, Chad Smith presented a sketch plan for a proposed five lot subdivision for Dr. Bernhardt's 16.5 acre parcel located east of Willow Street and south of Route 419. There will be four one- acre lots, and one two-acre lot, leaving a residual 10+ acre tract (with existing home) which qualifies for Clean and Green. Matthew & Hockley will be the review engineer for the borough. The PC identified the following issues to be addressed during the review of the subdivision plan: 1) widening of Willow Street; 2) flood plain delineation and consistency with FEMA's new 2012 floodway mapping; 3) identify ordinance requirements for curbing and sidewalk; 4) address ordinance requirements for traffic impact and provide a study, if required, or indicate why one is not needed. Mr. Smith indicated it might be as late as December until the PC will be receiving the Final Plan for review.
4. **Catherine Fitzgibbons/ Cindy Clark** – The timber harvest plan has been implemented. Restoration underway.
5. **Marie Putt complaint** – Ms. Putt concerns about the drainage issues related to 210 Karinch Street were investigated by the PC and borough engineer. The builder was contacted, and the landscape contractor finished the lawn restoration of the site. Final inspections are pending in the fall to verify that the lawn propagated and stabilized the site.
6. **Alden Place** – Lots #300 and 301 had flipped driveway relocation plan reviewed and recommended by borough engineer and approved by Chairman Fratini in mid-July.
7. **H&K – The Preserve at Historic Cornwall Village** – No change of status.
8. **Cornwall Manor – Health Center** – As-built complete and submitted to Matthew & Hockley for review. Letter of Credit in the amount of \$3,000 remaining for minor yard stabilization.
9. **Alden Place Phase 3** – \$1,185,930 remaining on Letter of Credit.
10. **Northgate at Alden Place** – \$148,368 remaining on Letter of Credit.
11. **Lindsay Kresge and Pete Uhlig** – Plan approved by Borough Council on February 13<sup>th</sup>. No storm water inspection work has been requested as of this date.
12. **122 Juniper Street – Toy Town** – Nuisance ordinance updates approved so this can be referred to the police for enforcement.

13. **Alden Place – Welcome Center** – Awaiting request for release of financial security. Letter of Credit in the amount of \$24,106.50 and escrow account of \$2,300 remain.
14. **Bollard – Miner’s Village Subdivision** – The release of financial security in the amount of \$55,000 has been postponed until pavement restoration resolved. Either wearing patch or overlay should be installed. SESI has informed Louie Hurst and Bob Gearhart to coordinate the necessary road work required for final release.
15. **Cornwall Manor Observation Deck** – meeting minutes indicating PC and Council gave the okay for this project were sent to the zoning officer. No status reported.

#### **Upcoming Commission Meeting**

Monday, October 2, 2017 Planning Commission’s regular meeting at 6:30 p.m. at Borough Hall.