



# BOROUGH OF CORNWALL

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## PLANNING AND ZONING COMMISSION

August 4, 2014

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, August 4th, 2014 at the Borough Hall. In attendance were:

### Commission Members

Raymond Fratini Jim Williams John Karinch Jeff Snyder

### Borough Officials

Steve Dellinger Jeff Steckbeck Joe Keaney Gerald Boughter

### Public

List is Attached

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

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

No change in status since last month.

3. **Alden Place – Welcome Center**

No change in status since last month.

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. **Craig Holzman Lot - Rexmont Road**

The release of the new lot owner's (Mr. Newman) restrictive escrow account was approved by Borough Council at the July 14<sup>th</sup> meeting.

**7. Planning Module - David and Kristee Morris**

The planning module was approved by Borough Council at the July 14<sup>th</sup> meeting.

**8. Rose Reedy - 332 Boyd Street - Minersvillage - Historical District - Shed**

The design of the proposed pre-built shed was approved by Borough Council at the July 14<sup>th</sup> meeting. A letter was sent to County Planning informing them that the Borough has approved the design of the structure and to issue the needed building permit **[see attached]**.

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

Revised plans were submitted for review on July 2<sup>nd</sup>. A review letter on the revised plans was issued on July 18<sup>th</sup> **[see attached]**. Revised plans were received for review on July 24<sup>th</sup>. Once all review comments have been satisfactorily addressed, the Plan must be approved by Borough Council.

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

At the July 14<sup>th</sup> meeting, Borough Council approved the 90-day time extension and all the requested modifications/waivers; and conditionally approved the Land Development Plan. Revised plans are currently being prepared. It was agreed upon by the Commission that it is the Borough's responsibility for maintenance of the stormwater facilities on the Freeman Estate and School District properties. Discussions are ongoing with Freeman Estate regarding access permission for replacement of the stone culvert.

**11. Alden Place – Final Plan Phase 3 – Revised Final Plan Phase 2**

Plans were submitted for review on July 2<sup>nd</sup>. A modification request that the stormwater design for the current phase(s) rely on the design approved under the Tentative Plan was approved by Borough Council at the July 14<sup>th</sup> meeting. A review letter on the non-stormwater aspects of the Plan was issued on July 31<sup>st</sup> **[see attached]**.

**12. Alden Place Lot # 274 Driveway Revision**

Josh Weaber, of Steckbeck Engineering, presented a driveway revision plan to P&Z. It was a simple driveway relocation with no change in impervious cover. As has been done in the past, Mr. Steckbeck signed the proposed change along with Mr. Fratini, P&Z President. Motion by J. Karinch to approve the relocation, second by J. Williams. All other members concurred with the change.

**13. H & K Grant Proposal**

Lengthy discussion ensued regarding the "spur" road proposed by H & K which would connect the proposed roundabout on the newly proposed 322 connector to the intersection of Iron Valley Drive and Boyd Street. Tom Sheridan voiced his concerns with the plan. A letter **[attached]** from Dr. Fred Jones, President of Iron Valley Estates HOA, Phase 1 was received and read to all attendees by J. Williams, as well as Mr. Paul Callahan's email response **[copy attached]**. No action will be taken until Paul Callahan of H & K attends the September P&Z meeting.

**14. Paul Weidman – Cornwall Manor**

Mr. Weidman presented a letter and sketch **[attached]** proposing two temporary pedestrian crossing signs to be erected on Boyd Street at the expense of Cornwall Manor - due to the construction of temporary visitor parking while construction continues on the new Health Center. Motion was made by J. Snyder to include a battery pack and light with one of the pedestrian signs; motion seconded by J. Williams. Motion passed with one abstention.

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

**Meeting adjourned at 8:37 p.m.**

**Upcoming Commission Meeting**

Tuesday, September 2nd, Planning & Zoning's regular meeting at 7:30 p.m., Borough Hall.

Respectfully submitted,

Jim Williams  
Acting Secretary

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