



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

March 4, 2013

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, March 4, 2013 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon Jim Williams John Karinch

Borough Officials

Steve Dellinger Joe Keaney Jeff Steckbeck

Public

List is Attached

1. Mr. Fratini called the meeting to order at 7:40 P.M.
2. **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**

Borough Council authorized the release of Long's Excavating's Letter-of-Credit at the February 11th meeting. Mr. Dellinger, Borough Engineer, reminded Commission members that Denise Bollard's letter-of-credit is still being held by the Borough.

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

There has been no change in status since last month's meeting. It was noted that Paul Callahan had attended Borough Council's meeting last month and informed Council that H & K was still working with state officials to rectify the easement right-of-way issue along the proposed main entrance off of Rt. 322. It was noted that they are now working with their third appraiser.

H & K has until November 14, 2013 to submit an initial Final Plan application.

4. **Alden Place – Welcome Center**

The Preliminary/Final Plan was received for review on December 18th. The initial Plan review was completed and distributed on February 1st. Recommended waivers/modifications were approved by Borough Council at the February 11th meeting. A revised Plan was submitted on February 19th, along with a request for one additional

modification to Section 13-507 5.C.(2) of the SALDO. Review comments on the revised Plan were distributed on March 1st **[see attached]**.

Jim Henke, of Pioneer Management was in attendance and provided Commission members some details about the plan. He stated that a biologist had been on-sight today (3/4/2013) and verified that he saw no signs of wetlands. The last report had been approximately ten years prior.

It was noted that the Water Authority sent an approval letter on January 25, 2013.

A motion was made by Mr. Williams, with a 2nd by Mr. Karinch, to recommend granting of the modification request and recommending approval of the Plan, conditioned on the satisfactory resolution of the outstanding Hanover Engineering review comments.

5. **John and Lorna Zimmerman - Lot Annexation Plan**

The Plan was conditionally approved by Borough Council at the February 11th meeting.

6. **Cornwall Manor - The Woods – Phase II B**

Paul Weidman, a representative of Cornwall Manor, confirmed that there has been no change in status since last month's meeting. Mr. Dellinger noted that inspections of stormwater facilities have been performed when requested.

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

Hanover Engineering staff met with Steckbeck Engineering representatives on March 1st to discuss the plan preparation requirements for the proposed Carriage House Apartments project. Mr. Weidman informed the P & Z members that plans should be presented to the Commission during their April meeting.

8. **Meredith Trimble – Beauty Salon – 300 Pamela Lane**

Meredith Trimble and neighbor/friend Tanya Kipp came before the Commission for clarification on the discrepancy between Lebanon County Planning Department's interpretation of Cornwall's Zoning Ordinances, and the Borough's interpretation of the same. Upon explanation and clarification from the Borough Engineer and Commission members, Meredith was advised to contact the Water Authority regarding the requirement to purchase an additional EDU for the proposed business, and if she wishes to proceed with the conditional use application, to follow the Home Business section of the Ordinance.

9. **Shentel (Sprint) Phone Tower – Rexmont/Anthracite Roads**

P & Z members were informed of a letter received by Steve Danz from a phone tower carrier/installer. Steve Dellinger informed Commission members that the proposed site (indicated in the correspondence to Steve Danz) was in the RLD (Residential Low Density) District and that a tower would not be permitted in the District, even with a

conditional use. The only avenue available to the phone tower carrier/installer would be to apply for a variance. No action was taken by the commission.

10. **Jeff Steckbeck – Correction/Clarification of P & Z Minutes – 11/5/2012**

In a letter sent to the Cornwall Borough Planning and Zoning Commission, dated February 20, 2013, Mr. Steckbeck wished to clarify some information he presented at the November public meeting on the Regional Comprehensive Plan. After further investigating the regulations, he has learned that the state mandated riparian buffer along EV and HQ waterways is 150 feet, not the 25 feet documented in the minutes.

11. **Requirement to Update Comprehensive Plans**

Mr. Dellinger provided information to the Commission from the Municipalities Planning Code (MPC) regarding the requirement to review and/or update municipal comprehensive plans. According to Section 301 (c) of the MPC, “The municipal or multimunicipal comprehensive plan shall be reviewed at least every ten years. The municipal or multimunicipal comprehensive plan shall be sent to the governing bodies of contiguous municipalities for review and comment and shall also be sent to the Center for Local Government Services for informational purposes. The municipal or multimunicipal comprehensive plan shall also be sent to the county planning commissions or, upon request of a county planning commission, a regional planning commission when the comprehensive plan is updated or at ten-year intervals, whichever comes first, for review and comment on whether the municipal or multimunicipal comprehensive plan remains generally consistent with the county comprehensive plan and to indicate where the local plan may deviate from the county comprehensive plan.”

Motion to adjourn was made by Mr. Karinch, 2nd by Mr. Fratini.

Upcoming Commission Meeting

Monday, April 1st, Planning & Zoning’s regular meeting at 7:30 p.m., Borough Hall.

Meeting adjourned at 8:30 p.m.

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

