



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

January 6th, 2014

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, January 6th, 2014 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon Jim Williams John Karinch Jeff Snyder

Borough Officials

Steve Dellinger Jeff Steckbeck

Public

List is Attached

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

2. Re-Organize Officers of the Planning & Zoning Commission

Chairman - Raymond Fratini
Vice Chairman – Jeff Snyder
Secretary – Robert Simmermon

A motion was made by Mr. Simmermon and 2nd by Mr. Karinch and unanimously approved to accept the 2014 officers.

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

No change in status since last month.

4. Stoner Subdivision – Lazorcik Lot

E-mailed correspondence was presented to P&Z from Barb Henry, of the Cornwall Authority, concerning Mr. Lazorcik's plans for putting a pole building on his lot. She recommended that Mr. Lazorcik contact the Authority with his plans so they can be reviewed. Steve Dellinger will contact Mr. Lazorcik to inform him of this procedure.

5. 130 Hematite Lane – Renovation Construction Project

Barb Henry, from the Cornwall Authority also questioned the status of this property and project. Steve Dellinger, the Borough Engineer will contact Lebanon County Planning to find out the status of the construction project.

6. David & Kristee Moris – Zinns Mill Road

Steve Dellinger will contact Barb Henry directly to discuss the current plans for this property.

7. Sacred Heart Church – Land Development Plan

John Poff, Representing Mathew & Hockley and Sacred Heart Church presented information concerning the proposed new church, parking configurations, outbuildings, as well as plans and options for water containment and storm water management. He stated that they will be filing a formal Land Development Plan soon. Submission should be within a week or two.

Mr. Poff stated that the existing church will stay standing until the new church is dedicated, which should occur sometime in the fall of 2015. Tentative groundbreaking for the new church is scheduled for July, 2014. The current seating capacity is 130-135 with the new church's capacity set at 290.

Much discussion centered around storm water and how to affectively control the flow onto and from the church property. It was proposed to upgrade the existing 26" x 28" stone box culvert west of Cornwall Road and not install a second, parallel drainage pipe across the Freeman Estate and School District properties.

There was also discussion regarding the adequacy of existing Spruce Street to handle traffic from the proposed driveway. The possibility of restricting parking to the north side of the street was also discussed.

Mr. Poff indicated that they would like to construct the proposed 40' x 70' storage building in the immediate future – prior to the final approval of the overall Land Development Plan. Mr. Dellinger indicated that a determination will be made as to the feasibility of doing that after the complete Plan set is submitted for review.

8. Craig Holzman Lot – Rexmont Road

No inspections have been requested or performed since November 21st. Mr. Holzman had requested his letter of credit be returned due to the fact he no longer owns the property. The Borough Engineer, Steve Dellinger recommended the money needs to be replaced by the current landowner or wait until the dwelling is complete and inspections have been performed. Steve Dellinger will confer with Steve Danz and confirm that Mr. Holzman was informed of this planned procedure.

9. Alden Place – Welcome Center

Hanover Engineering will be performing the final inspection in the near future, with a subsequent recommendation to release the financial security currently being held for the project.

10. Cornwall Manor - The Woods Revised Site Plans – 501 and 510 Sassafras Drive

After review by several Commission members, a letter was sent to County Planning on December 5th authorizing the issuance of Building Permits for the proposed dwellings [see attached].

11. Borough/Borough Authority – Lot Annexation Plan

A Lot Annexation Plan was received for review on December 12th. The purpose of the Plan is to deed a portion of the Authority’s land in Minersvillage to the Borough. The parcel to be conveyed encompasses a portion of the ball field. The Plan was reviewed by Hanover Engineering [see December 30, 2013 letter attached].

A recommendation was made to present this Plan to Council for approval by Mr. Williams, with a 2nd from Mr. Karinch. The recommendation passed unanimously with the rest of the P&Z members.

12. Cornwall Manor – Health Center

A Land Development Plan was received for review on November 27th. A review letter is was issued on January 6th [see January 6, 2013 letter attached]. A review of the Improvements Construction Cost Estimate will be distributed in the near future. Steve Dellinger reviewed the 13 page document for P&Z members. Several waivers/modifications to the SALDO and Stormwater Management Ordinance have been requested – most of the same waivers/modifications were approved for the Carriage House Apartments Land Development Plan. While there were numerous comments on the Plan, none were considered to be substantive.

There was also discussion regarding the Stormwater Consistency Letter which must be submitted to DEP as part of the NPDES permit application. Paul Weidman (Cornwall Manor) and/or Josh Weaber (Steckbeck Engineering) will contact Bob Lynn of Hanover Engineering to further discuss the issuance of this Consistency Letter.

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

Meeting adjourned at 8:50 p.m.

Upcoming Commission Meeting

Monday, February 3rd, 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