

MEETING MINUTES
CORNWALL BOROUGH, LEBANON COUNTY
PLANNING COMMISSION
December 4, 2017

Regularly scheduled monthly meeting of the Cornwall Borough Planning Commission held on Monday December 4, 2017 at the Borough Hall. In attendance: Regular Attendees: Members Ray Fratini, Bruce Conrad, Jim Williams, John Karinch, Jeff Snyder, and borough engineer Jeff Steckbeck. Guests: Gerald Boughter, Ron Ricard, Chester Bogar, Josh Weaber.

- 1. Meeting call to order at 6:30 p.m.**
- 2. Northgate HOA Concerns** – Formed concrete inverts have been constructed in the majority of the drainage inlets. Alden Management has obtained approval of repair method from Karl Kerchner at LCCD. The stormwater basin is being drained at present time. In the next month, they will excavate to expose the perforated underdrain pipe and will install four (4) stone stacks of approximate dimensions 6 feet long by 2 feet wide over top of the underdrain to replace the soil mix. After discussion with guests Ricard and Bogar, it was resolved that Karl Kerchner at the LCCD, by virtue of being the issuer of NPDES and E&S permits, has jurisdiction over the proposed repair method for the stormwater basin and will be the inspector and approving regulator of that effort. Borough Engineer will confirm if the underdrain will be capped, or will be open and allowed to drain the basin on a permanent basis after repair work is complete.
- 3. Bernhardt Subdivision** – The project is temporarily on hold until accurate information about PennDOT's pending drainage improvements at Route 419 is obtained by the design engineer. This information is necessary for the accurate HEC-RAS calculation of the 100 year base flood elevation which the PC has requested.
- 4. Rexmont Apartment Project** – Josh Weaber presented the revised Final Plan which adequately addresses the comments from the LCCD, County Planner, and Borough Engineer. The Borough Engineer recommends conditional approval tonight subject to receipt of all signed and sealed plan sets and review and approval of the design engineer's certified construction cost estimate. By unanimous vote, the Planning Commission granted conditional approval as noted.
- 5. Eric Derr 340 Boyd Street** – Following through with request of PC at last month's meeting, Steckbeck obtained copy of Cornwall Borough Ordinance 2017-3 (the nuisance ordinance) and shared it with Zoning Officer Kim Spang. Code of Ordinances Chapter 5, Sections 4 and 5 were modified by Ordinance 2017-3 to define chickens as "small animals" and allows them to be kept in the rear yard of a residential property if properly housed at a location as defined. After discussion between engineer and zoning officer, it is interpreted and determined that Mr. Derr's chickens are lawful, but his bees are not. Planning Commission agrees with this determination and requested that Steckbeck follow through with Mr. Derr to be sure he complies with the requirements of Ordinance 2017-3.

Old Business Update:

- 1. Cornwall Manor** – 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. **Bernhardt Subdivision** –PC previously approved shared driveway for 3 lots, under condition that the borough’s previously approved “shared driveway agreement” will be processed with the final plan. The 4 issues to be addressed on 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) traffic impact study, if required, or indicate why one is not needed by ordinance.
3. **204 Karinch Street** – Vacant lot stormwater exemption approved. Erosion and Sediment Control Plan approved. The house has been fully framed, with interior construction work underway.
4. **H&K – The Preserve at Historic Cornwall Village** – No change of status.
5. **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.
6. **Alden Place Phase 3**– \$1,185,930 remaining on Letter of Credit. Site work for Mosaic Drive and Belltower Drive to be performed over the coming months.
7. **Northgate at Alden Place** – \$148,368 remaining on Letter of Credit.
8. **Lindsay Kresge and Pete Uhlig** – Plan approved by Borough Council on February 13th. No storm water inspection work has been requested as of this date.
9. **122 Juniper Street – Toy Town** – Nuisance ordinance updates approved so this can be referred to the police for enforcement.
10. **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.
11. **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.
12. **Cornwall Manor Observation Deck** – No status reported.
13. **James Hoover house addition at 118 Store Lane** – Mr. Hoover obtained Driveway Permit and LCCD E&S Plan approval. The building permit was issued and work is underway.

Upcoming Commission Meeting

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