



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

July 7th, 2014

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, July 7th, 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 Joe Keaney

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**

Grant applications for the Boyd street realignment were prepared and submitted. Jeff Steckbeck, of Steckbeck Engineering, informed P&Z members of the status of the grant applications and the process that was undertaken. He stated that H & K met with two State Senators, Mike Folmer and Senator Mensch, along with PennDOT representative Mike Keiser. The deadline for the grant application's submission was June 20th. There were two grants submitted. One was to DCED (Pennsylvania Department of Community & Economic Development) and the other to PennDOT, supporting improved transportation and traffic safety improvements. Mr. Steckbeck informed P&Z members that Borough Council does not have to accept the grant funding, should it come through, if H & K does not meet all of the previously stated conditions. The DCED Grants are anticipated to be awarded in September. The PennDOT Grants are anticipated to be awarded by the end of the year.

Tom Sheridan, of Iron Valley Drive, spoke in opposition to the PennDOT-proposed realigned Boyd Street entrance and presented an overlay to P&Z detailing the multiple bridges required and where the proposed roundabout would be located.

3. **Alden Place – Welcome Center**

No change in status since last month.

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

A review letter on the revised plans was distributed on June 6th [see attached]. Revised plans were submitted for review on July 2nd. Hanover Engineering is currently reviewing the plans.

5. Sacred Heart Church – Land Development Plan

Revised plans were submitted on June 16th. A review letter on the revised plans was issued on July 3rd [see attached]. John Poff, representing Matthew & Hockley for the Sacred Heart Church project presented two modifications to P&Z with regards to the Borough's Stormwater Management Ordinance:

1. Section 11A-304.2 - Storm sewers must be able to convey the post-development runoff from a 25-year design storm without surcharging inlets. ***Our design of only upgrading a portion of the existing storm sewer system requires a modification of this regulation.***

Hanover's stormwater engineer verified the calculations and Steve Dellinger presented this information to the P&Z members. Mr. Williams made the motion, 2nd by Mr. Snyder with all other members voting in favor to accept this modification and send to Borough Council for their approval.

2. Section 11A-1101.1 - The Applicant is required to design the proposed necessary upgrades to an existing stormwater system to meet the requirements of the Ordinance. ***Our proposed design has a 42-inch pipe connecting to a 24-inch pipe. A modification is needed to seek relief of this requirement.***

After some discussion of the proposed new headwall design and function, a motion was made by Mr. Karinch, with a 2nd from Mr. Snyder, all others in favor, to accept and send this recommendation to Borough Council.

Mr. Poff also informed P&Z that he still does not have a letter of acknowledgement from the Freeman Estate's Trustee for replacing the stormwater pipe, but he said that the letter should be in his office within a day or two. He also mentioned that a PennDOT permit will need to be granted for the upgrade under Cornwall Road.

Mr. Poff also asked P&Z for their recommendation of Conditional Approval of the Preliminary/Final Land Development Plan with the acknowledgement that ALL conditions are met and the proper permits and letters are all approved. A motion was made by Mr. Karinch with a 2nd from Mr. Fratini. All other members voted in favor of having Borough Council accept this recommendation.

6. Cornwall Manor – Health Center

Hanover Engineering has been coordinating the required site inspections with the Contractor.

7. Cornwall Manor – Carriage House Apartments

Hanover Engineering has been coordinating the required site inspections with the Contractor.

8. Zoning Map Corrections – Sycamore Hill Commercial District

The Public Hearing on the proposed amendment was held prior to the June 9, 2014 Borough Council meeting. The amendment was adopted during the regular meeting. Mr. Dellinger mentioned that the entire Zoning Map Corrections cost the borough no out-of-pocket money.

9. Outside Business in a Residential Zoned Area – 128 Maple Lane

In a letter dated June 9th, the property owner, Dennis Bonalle, notified the Borough that he would no longer be operating a firewood business out of his property. Mr. Bonalle was at the meeting and came before P&Z. He stated that he had procured a Home Occupation Permit from Lebanon County Planning Department (for his home office) but that the permit specified he could no longer place any signs advertising his business. Mr. Bonalle asked P&Z for some clarification. After some discussion, Mr. Steckbeck offered to inform Mr. Bonalle of permissible signage locations throughout the different municipalities. Mr. Bonalle was to call Steckbeck's office the following day to gather the information.

10. Alden Place – Final Plan Phase 3 – Revised Final Plan Phase 2

Plans were submitted for review on July 2nd. A modification of the requirement to use the design requirements of the Borough's recently adopted Stormwater Management Ordinance was submitted as part of the Plan submission [**see attached**] – with a request that the stormwater design for the current phase(s) rely on the design approved under the Tentative Plan. Hanover Engineering recommends to P&Z to accept the proposed alternative plan. A motion was made by Mr. Williams, 2nd by Mr. Fratini, and all others in favor to recommend the granting of this waiver and send to Borough Council for their approval.

11. Yorty Residence – Subdivision Plan

Hanover Engineering staff met with the property owners and representatives from the Lebanon County Planning Department and Matthew & Hockley to discuss options (and County/Borough requirements) for the potential construction of a second single-family dwelling on an existing property in the Agricultural District. Due to the presence of high Nitrates in the area, the property owners and their consultants are still working on determining the minimum lot areas required to accommodate the on-lot sewage disposal system(s) for the proposed (and existing) dwellings.

12. Craig Holzman Lot - Rexamont Road

Hanover Engineering staff conducted a final inspection of the project on June 19, 2014. A letter was issued on June 23, 2014 [**see attached**] recommending the release of the new lot owner's (Mr. Newman) restrictive escrow account. A motion was made by Mr. Snyder, 2nd from Mr. Karinch, all others voted unanimously to recommend approval of the release of Mr. Newman's restricted funds.

13. Planning Module - David and Kristee Morris

A planning module was presented before P&Z for a septic system change. Letters stated that "information appears to meet applicable requirements set forth by DEP." Information was presented that a simple sand mound is all that is needed to comply with state and local regulations. Bob Brandt, representing the Morris', stated a monitoring well had been drilled and that that well will be re-drilled and encased and will become the primary well. He stated that he had been in contact with Barb Henry of the Water Authority. A motion to approve the traditional sand mound and to authorize Hanover Engineering to complete the Borough's portions of the Sewage Planning Module was made by Mr. Karinch, 2nd by Mr. Williams and all other members voting in favor.

14. Joe Keaney - Draft Ordinance - International Property Maintenance Code

Mr. Keaney, Borough Council President, presented copies of South Lebanon Township's Ordinance Number 323, which adopted the International Property Maintenance Code. a draft The adoption of such an ordinance would assist the Borough in regulating and governing the conditions and maintenance of all property, buildings and structures within the Borough. This would assist in protecting the safety of borough residents. P&Z members will discuss the matter at next month's meeting.

15. Alden Place Lot # 263 Driveway Revision

Jeff Steckbeck, of Steckbeck Engineering presented a driveway revision plan to P&Z. It was a simple driveway flip 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. All other members concurred with the change.

16. Rose Reedy - 332 Boyd Street - Minersvillage - Historical District - Shed

Rose Reedy is proposing to place a pre-built shed on her back property. The shed conforms to all Historical District ordinances and meets the proper setbacks and roof pitch. There will be access to the shed from the back alley. A motion was made by Mr. Fratini, with a second from Mr. Simmermon, to recommend to council the approval of this structure. A unanimous vote was held by other members.

If the request is approved by Borough Council, Mr. Dellinger will send a letter to County Planning informing them that the Borough has approved the design of the structure and to issue the needed building permit.

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

Meeting adjourned at 8:40 p.m.

Upcoming Commission Meeting

Monday, August 8th, 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