



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

January 5th, 2015

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, January 5th, 2015 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon John Karinch

Borough Official

Steve Dellinger

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 by those members present to accept the 2015 officers.

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

Hanover Engineering staff met with representatives of the PennDOT-retained appraiser to answer general questions regarding The Preserve project. The Borough should hear something by March.

4. **Alden Place – Welcome Center**

No change in status since last month's report.

5. **Cornwall Manor – Health Center**

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

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

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

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

No change in status since last month's report. Bid contracts are being sent out.

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

Revised plans and supporting documentation were submitted on December 15th and are currently under review. Mr. John Poff, representing Matthew & Hockley for the church project stated that he would have a revised cost estimate to Hanover Engineering by Tuesday, January 6th, 2015. He also stated that all needed signatures for the Freeman Estate Easement Agreement will be signed (Father from the church, the Borough, and the three Trustees and PNC bank for the Freeman Estate).

Mr. Poff also showed P&Z members the proposed location of a pre-fab, 10' x 20' temporary garage unit that would be situated directly behind the Rectory, in the basic location of a 20' x 20' garage that was demolished along with the original church. Once the Rectory is demolished the temporary garage will be removed. Mr. Poff indicated that the storm water management facilities were designed to accommodate the 20' x 20' garage that was subsequently demolished.

Mr. Poff will send Mr. Dellinger, Borough Engineer, a letter detailing the actual size, location and design plan for the temporary garage. If the information submitted for review is acceptable, Mr. Dellinger will send a letter to County Planning authorizing the Zoning Permit for the temporary garage.

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

Revised plans and supporting documentation were submitted on December 9th and 17th and are currently under review.

10. **Alden Homes at Cornwall - Bollard Development**

No change in status since last month's report.

11. **Eagle Rentals Subdivision (Alden Place)**

At its December 8th regular meeting, Borough Council approved the requested waiver of Borough SALDO review requirements related to the project happening in the Township. Steve Danz will send a letter to West Cornwall Township and the County.

12. **David and Kristee Morris (Zinns Mill Road) – Stormwater Inspection**

Hanover Engineering has been coordinating the required site inspections with the Builder. The stormwater inspections include the driveway, downspouts and infiltration pits.

13. Lindsay Kresge and Pete Uhlig – Subdivision – Common Driveway Concerns

P&Z members were tentatively informed by Ms. Kresge and Mr. Uhlig that they had an email from Barb Henry, of the Borough Authority, that they have complied with needed requirements for approval.

Ms. Kresge and Mr. Uhlig were advised to have the County Zoning Officer approve the common driveway and get official approval from the Borough Authority for water and sewer upgrades.

Mr. Dellinger was directed to send a copy of the September's P&Z minutes to County Planning to clarify their reference needs.

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

Meeting adjourned at 8:00 p.m.

Upcoming Commission Meeting

Monday, February 2nd, 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