



BOROUGH OF CORNWALL
44 Rexmont Road
Cornwall, Pennsylvania 17106-0667
Phone: (717) 274-3436 Fax (717) 450-5150

Cornwall Borough Planning Commission

May 1, 2017

Chairman Ray Fratini called the meeting to order at 6:30 pm.

Members present:

Raymond Fratini
Jeff Snyder
Jim Williams
John Karinch

Borough Officials present:

Gerald Boughter, Councilman
Jeff Steckbeck, Borough Engineer

- 1) Rexmont Apartment Project** – Conditional Use Application filed on April 20, by Chrisland Engineering. Council needs to formally accept application at meeting on May 8th, set a public hearing date prior to June 19th, and give instructions to Solicitor, Planning Commission and Engineer as to review/comment/report. Commission reviewed the plan and came up with a preliminary list of items to be included in their formal report to Council.
 - a)** Terminal end of both private access roads should be widened to match the maximum width at other points of the roads; and should be deepened by at least 6'. The cars backing out of the end units should be able to back into the hammerhead. Guest traffic

needs to be able to maneuver within the access road to turn around to exit the apartment complex.

- b) Add a street light at the entrance of each access road off of the public street.
 - c) Add a pole light with an automatic dusk to dawn controller for each unit – no manual switch which can be turned off.
 - d) Add 2 additional parking spaces along the access road on the single loaded access roadway, nearest to Hoke Lane.
 - e) Verify name of Borough Street “Hoke Lane”. Some believe it is “Sand Street”.
- 2) **Catherine Fitzgibbons** – A timber harvest plan was submitted in late April. Engineer will obtain copy and review in advance of Council meeting on May 8th. Commission requests the 30% canopy removal limit be verified and confirmed during the operation.
- 3) Paul Weidman presented a sketch plan for a 16’ x 24” observation deck which the Manor would like to construct adjacent to the open meadow near the site of the former WWTP. After review, Ray Fratini made a motion to endorse the project, Jeff Snyder seconded the motion which the Commission voted unanimously to approve and for the zoning officer to issue the building permit. No stormwater management needed since it is a raised wooden deck.

Old Business Update:

1. **H&K – The Preserve at Historic Cornwall Village** – No change of status.
2. **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.
3. **Alden Place Phase 3**– \$1,185,930 remaining on Letter of Credit.
4. **Northgate at Alden Place** – \$466,000 remaining on Letter of Credit.
5. **Lindsay Kresge and Pete Uhlig** – Plan approved by Borough Council on February 13th.
6. **122 Juniper Street – Toy Town** – Will be addressed now that nuisance ordinance adopted.
7. **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.
8. **Nuisance Ordinance Updates** – Nuisance ordinance was adopted by Council on 04/10/17.
9. **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.
10. **Catherine Fitzgibbons Subdivision** – Plan approved by Borough Council on February 13th. Fitzgibbons paid the required recreation fee and submitted the required shared driveway agreement with the restrictions on future subdivision as requested by the PC.
11. **Alden Place** – Forest Harvest Plan was reviewed by Engineer, recommended for approval by PC, and approved by Borough Council. It was delivered to the zoning officer for issuance of the permit to Weaber Inc.

Meeting adjourned at 7:15 pm.

Upcoming Commission Meeting

Monday, June 5, 2017 Planning Commission's regular meeting at 6:30 p.m., Borough Hall.

Respectfully submitted,

James Williams
Acting Secretary