



## BOROUGH OF CORNWALL

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### PLANNING AND ZONING COMMISSION

September 4, 2012

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Tuesday, September 4, 2012 at the Borough Hall. In attendance were:

#### Commission Members

Raymond Fratini Robert Simmermon Jim Williams John Karinch

#### Borough Officials

#### Public

List is Attached

1. Mr. Fratini called the meeting to order at 7:33 P.M.
2. **Bollard-Sheridan Subdivision Plan (Granite Street Townhouse)**

The driveway has been constructed according to the approved/revised Plan. Work is underway on (1) installing stormwater infiltration trenches and (2) excavating the foundations for the remaining two duplex structures. The swale adjacent to Boyd Street will be graded and seeded. The builder's engineer prepared and submitted a revised design for one of the stormwater trenches (#4) that was originally designed to be located under a portion of the paved parking area. The revised design was approved on August 30<sup>th</sup>.

3. **Cornwall Manor – Woodside Apartments**

Preparation of the required Land Development Plan is currently underway. Paul Weidman, representing Cornwall Manor once again stated that there were no changes since last month.

4. **Alden Place –Welcome Center**

The Conditional Use Application to construct a "Welcome Center" next to the entrance of Alden Place was the subject of a Public Hearing by Borough Council on August 13<sup>th</sup>. After the conclusion of the Hearing, Borough Council voted to approve the Application, with the condition that all comments in the Hanover Engineering letter dated July 23<sup>rd</sup> be addressed during the preparation of the Final Plan.

5. **Stormwater Complaint – Iron Valley Estates – Lot 41**

Bob Lynn, of Hanover Engineering, has to date been unable to contact Mrs. Sharifi to schedule a site visit to discuss what changes were made to the property and advise the Sharifis of what needs to be done to comply with the original plan. Due to the recent (now later) landscaping changes to Lot 41, which has resulted in the alteration and/or removal of required storm water swales and retention facilities, and lack of communication with the Sharifis, a motion was made by John Karinch, with a 2<sup>nd</sup> by Mr. Fratini to recommend to Borough Council that the Sharifi's need to comply with the original design plan within 30 days from next week's council meeting. Once again, as was stated in last month's minutes, any expenses incurred by the borough through Hanover's inspections and review, or attempts to contact the Sharifis to rectify this situation, will be passed along to the Sherifi's and their responsibility to make restitution back to the Borough.

6. **The Woods – 534 Sassafras Drive, 708 Ash Court, 710 Ash Court**

At last month's P&Z meeting, Paul Weidman, representing Cornwall Manor, received Commission approval for three (3) proposed house model changes in The Woods. As required by previous Commission action, a letter was sent to the Lebanon County Planning Department stating approval of these design changes [see attached letter].

7. **Cornwall Children's Center - Volunteer Representative Brian Wauhop**

Brian Wauhop, representing the Cornwall Children's Center as a volunteer representative, came before P&Z to find out the process and procedures for placing directional signs- directing prospective clients to the CCC. He had two main areas of focus. One, near the rail trail, where it crosses Rt. 419 and the other near the Rt. 322 and Boyd Street intersection.

P & Z referred Mr. Wauhop to Jeff Steckbeck, the Borough's Safety Engineer for clarification on the possibility of sign placement.

8. **The Woods - Cornwall Manor - Paul Weidman**

Mr. Weidman presented a draft spreadsheet of calculations of Net Gain/Loss calculations for approved house styles, impervious area, and as built homes with added options calculating in the total impervious area. This was presented in compliance with last month's P & Z request for identification of all changes that have been allowed from the inception of The Woods project. This was only a draft and will have additional information for next month's meeting.

Mr. Weidman also mentioned that the Manor needs to comply with the new MPDS permit standards which could effect the final outcome of future development.

Meeting adjourned at 8:45 p.m.

Motion was made by Mr. Fratini, 2<sup>nd</sup> by Mr. Williams to adjourn. All members voted in favor.

Upcoming Commission Meeting

Monday, October 1<sup>st</sup>, 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