



**BOROUGH OF CORNWALL**  
36 Burd Coleman Road  
PO Box 667  
Cornwall, Pennsylvania 17106-0667  
Phone: (717) 274-3436 Fax (717) 274-3496

**PLANNING AND ZONING COMMISSION**  
September 2, 2014

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Tuesday, September 2nd, 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

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**

Paul Callahan, representing H & K, presented an update to P&Z members on the project, specifically the entrance to the property off of state route 322. He stated that in conferring with PennDOT, they deemed the best location for the main entrance was the one originally planned. Mr. Callahan also stated that there is a scheduled meeting between PennDOT, H&K, and Cornwall Borough officials on September 24<sup>th</sup> to verify that all parties are aware of the future proceedings.

3. **Alden Place – Welcome Center**

Steve Dellinger mentioned there are still a few items to finish up prior to releasing the security bond.

4. **Cornwall Manor – Health Center**

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

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

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

## **6. Lebanon Valley Rail Trail – Cornwall Borough Trail Head**

Revised plans were received for review on July 24<sup>th</sup>. Two modification requests related to the stormwater design were approved by Borough Council at the August 11<sup>th</sup> meeting. Borough Council also agreed to not require financial security – other than escrowed funds to cover Borough Engineer review/inspection costs. The Applicant is currently addressing the remaining stormwater comments and preparing draft agreements for approval.

## **7. Sacred Heart Church – Land Development Plan**

The Church continues to negotiate with representatives of the Freeman Estate for an easement regarding the replacement of the stone culvert. Revised plans will be submitted for review after the easement issue is resolved. A cost estimate for the proposed improvements will be submitted for review in the near future. The Church is requesting consideration to allow the erection of the proposed pole building (and the subsequent demolition of the existing church and garages) prior to the final, unconditional approval of the land development plan. Temporary stormwater facilities will be submitted for review to support this request. The Commission indicated that it did not have a problem with erection of the pole building, as long as the temporary stormwater facilities were acceptable to the Borough Engineer.

## **8. Alden Place – Final Plan Phase 3 – Revised Final Plan Phase 2**

A review letter on the non-stormwater aspects of the Plan was issued on July 31<sup>st</sup>. A review letter on all aspects of the Plan was issued on August 29<sup>th</sup> **[see attached]**. Mr. Dellinger mentioned that there were no earth-shattering issues with the plan.

Jim Henke, representing Alden Place Associates, provided a letter offering to grant the Borough a 90-day extension for the review and approval of the Plan. The original of the letter was submitted to Steve Danz, Borough Manager. A motion was made to recommend to Borough Council to accept the 90 day extension request. The motion was made by Mr. Snyder, with a second from Mr. Williams. All other P&Z members voted in favor of the motion.

Mr. Henke mentioned there were originally five phases planned for the development. As of now they are combining the final two phases into one last phase. There will be 156 residential lots in the last phase with a mixture of residential home styles. A review letter has been received from the County as well as Hanover Engineering. They are still waiting for a review letter from the Authority.

The current number of lots, including all phases, is 445.

Mr. Henke and Louie Hurst, discussed the addition of adding a center island to create a boulevard effect in Alden Way, similar to the one on the top of the hill, from the main entrance. This proposed 6-foot wide by 20-foot long center island would be located near the entrance to the newly planned and revised Rail Trail parking lot, off of the route 117 entrance. The purpose of the center island is to define the entrance to the Alden Place

Development – and discourage through traffic by rail trail users. Even with the construction of the center island, 14-foot travel lanes would be maintained on Alden Way. A motion was made to recommend to Borough Council to approve the design and construction of the center island on Alden Way. Mr. Williams made the motion, with a 2<sup>nd</sup> from Mr. Snyder. All other P&Z members voted in favor of the motion.

#### **9. Shannon and Ryan Fretz – 218 Burd Coleman Road**

Shannon and Ryan presented sketches and information regarding (1) the proposed replacement of an existing chain link fence on their side property line with a wood fence and (2) the proposed modification of an existing sunroom at the rear of their dwelling. The Commission had no issue with the fence replacement, as long as the fence height conformed to the Zoning Ordinance and the “finished” side of the fence was facing the neighbor’s property. The fence can be built up to the property line, although it was suggested that the property line be surveyed to prevent future issues with the neighboring property owner.

The proposed modification of the existing sunroom would include replacing the existing glass with insulated walls and windows. Since the existing sunroom is located at the rear of the dwelling and is not visible from the street, the architectural compatibility provisions of the Burd Coleman Historic Overlay District would not apply. Mr. Dellinger will notify the County Zoning Office of this determination.

#### **10. Lindsay Kresge and Pete Uhlig – Subdivision and Sewer Hookup**

The Applicants plan to subdivide a residential building lot off of the property of Ms. Kresge’s father. The property is located off of Alden Street/Freeman Drive. The proposed lot did not pass percolation tests for the construction of an on-lot sewage disposal system, so connection to the Borough sewer system will be required. The Applicants were directed to the Borough Authority to discuss the requirements for approval to connect to the Borough’s system (the Authority meets the 3<sup>rd</sup> Monday of the month at the Authority Office).

Since the proposed lot would not have frontage on a public (or approved private) street, the requirements of Section 14-2210 of the Zoning Ordinance will need to be complied with. Section 14-2210 states as follows:

“Every building hereafter erected or moved shall be on a lot adjacent to a public street, or provided with a lawfully established means of access to an approved public or private street. All principal structures shall be so located on lots as to provide safe and convenient access for standard vehicles for servicing, fire and police protection, and required off-street parking. If the Zoning Officer determines that existing or proposed access does not meet the above criteria, the property owner shall improve or obtain access to meet the above criteria and, where requested by the Zoning Officer, provide written certification by appropriate emergency management officials to verify feasible emergency vehicle access.”

A subdivision plan will need to be submitted for review. It was suggested that the Applicants’ Engineer could assist in addressing the issues noted.

**Meeting adjourned at 8:20 p.m.**

**Upcoming Commission Meeting**

Monday, October 6th, 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