

Cornwall Borough Planning Commission

February 06, 2017

Chairman Raymond Fratini called the meeting to order at 6:30 PM.

Members Present:

Raymond Fratini

John Karinch

Bruce Conrad

Catherine Fitzgibbons Subdivision – Application received from Matthew & Hockley on January 6, 2017 for minor final subdivision plan. This would be a re-division of previous Lot #1 of the original 4 lot Boyd Street Subdivision by Sheridan Corporation. Previous Lot #1 is 23.90 acres and is proposed to be divided into a new 11.40 acre vacant lot, with 12.50 acres remaining residual tract with the existing Fitzgibbons dwelling. County Planning's review letter was received on January 20th.

After review of the application, the proposed plan, and discussion with the applicant, motion made by Ray Fratini to approve the subdivision plan along with five modifications of the SLDO noted below, conditioned upon applicant paying the Borough recreation fee for the new lot, conditioned upon the applicant adding a plan note which prohibits further subdivision of either new Lot #5 or residual Lot #1, and condition upon the applicant recording a Shared Driveway Agreement in a form similar to the precedent agreement which has been previously approved by Borough Council for three lots in the Iron Valley Estates Phase 4A subdivision. The five modifications are: Section 13-305 allowing combined Preliminary/Final Plan; Section 13.402.c.4 approving the extent of mapping detail of areas surrounding the proposed new lot as shown on the application; Section 13.506.4.E approving a new lot which does not front on a public street, but which instead is accessed by a shared driveway which will be subject of a Shared Driveway Agreement of similar form as was previously approved by the Borough for 3 lots in the Iron Valley Estates Phase 4A subdivision plan; Section 13.510.8 allowing the design and construction of the existing driveway as shown on the plan, which does not meet public street design standards; and, Section 13.510.9(c) allowing a common driveway to be shared for access of multiple lots to a public street. It was further recommended that a \$1,250.00 recreation fee be levied for this transaction. Motion was seconded by Bruce Conrad. Upon vote, motion passed with member John Karinch abstaining

Cornwall Manor – Paul Weidman gave presentation of two lots in the Woods development. The layout and size of floor plans for 518 and 520 Sassafras were discussed. It was moved by Mr. Fratini and also by Mr. Karinch that Borough Council approve the changes. Motion carried.

Lindsay Kresge and Pete Uhlig – The full set of recordable final plans with all revisions required by the commission have been submitted. Member's First bank will be issuing the required \$19,344 letter of credit in coming days. Applicant's attorney provided the Agreement which was required by Solicitor Cleary, a copy of which was presented to the commission. After discussion, the commission voted unanimously to approve the plan. Chairman Fratini signed the complete plan set and it is ready for Council approval.

Respectfully Submitted,

Bruce Conrad, Secretary