

PLANNING COMMISSION

March 6, 2017

Minutes for the regularly monthly meeting of the Cornwall Borough Planning Commission held on Monday, February 6, 2017 at the Borough Hall. In attendance: Members Ray Fratini, Jeff Snyder, Bruce Conrad, John Karinch; borough engineer Jeff Steckbeck, Councilman Gerald Boughter, Cornwall Manor rep Paul Weidman, Chrisland Engineering rep Josh Weaber.

- 1. Meeting call to order at 6:30 p.m.**
- 2. Cornwall Manor** – Paul Weidman requested approval for a building footprint revision for 515 Sassafras Drive. The PC agreed to the revision under the condition that the stormwater design for the next phase of the Woods must make account for all the impervious cover revisions on prior phases of the project.
- 3. Rexamont Apartment Project** – Sketch plan submitted by Chrisland Engineering for Tom Zentz at the old playground site at intersection of Rexamont Road and Hoke Street. Josh Weaber gave a presentation of two sketch plans: one with 17 units, and another with 16 units. After discussion, it was agreed that a Conditional Use Application will be filed for the 16 unit plan. The PC requests that sidewalks and lighting be adequately addressed on a revised drawing, in addition to all the other required provisions for a conditional use plan as stipulated in the ordinance.
- 4. Meeting Adjournment**

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** – Discussions ongoing.
- 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** – Zoning Ordinance updates approved by Council on February 13th. Nuisance ordinance still pending for Council approval after consultation with Solicitor.
- 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.

Upcoming Commission Meeting

Monday, April 3rd, Planning Commission’s regular meeting at 6:30 p.m., Borough Hall.