

PLANNING COMMISSION

Minutes - April 3, 2017

Regularly scheduled monthly meeting of the Cornwall Borough Planning Commission held on Monday, April 3, 2017 at the Borough Hall. In attendance: Regular Attendees: Members Ray Fratini, Bruce Conrad, John Karinch, Jim Williams. Absent: Jeff Snyder; borough engineer Jeff Steckbeck. Guests: Rose and Richard Reedy.

1. **Meeting call to order at 6:30 p.m.**
2. **Reedy Residence, 332 Boyd Street** – Rose Reedy presented sketch plans for a fence at her residence in the historical district of Minersvillage, proposing many sections of solid 6 foot high privacy fence. The Commission approved the sketch under the conditions that the fence will be located to the rear of the front building line and will be several inches off of the side yard line.
3. **Cornwall Manor** – Matthew & Hockley letter 03-13-17 recommends approval of stormwater management plan exemption. After review of the plan and the M&H letter, the Commission approved the exemption and recommends that the zoning officer proceed with issuance of the demolition and building permits as appropriate.
4. **Rexmont Apartment Project** – Status report from Chrisland Engineering (Josh Weaber) – no action.
5. **Alden Place** – The commission approved the proposed minor site plan adjustment – flip driveway on lot 172.
6. **Route 72 Bridge over Snitz Creek** – The Commission discussed the construction project which started on March 27th and is scheduled to last four months or longer. The Commission is concerned about the detour of traffic into the Borough and the use of Maple Lane, North Cornwall Road, and Tice Lane. With average daily traffic volume exceeding 10,000 trips per day, the Commission is concerned about wear and tear of roadway, safety, and maneuverability of tractor trailers on narrow roads with tight intersection turns. The Commission recommends that Council's highway committee take up the matter with PennDOT to address all concerns noted herein.
7. **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, May 1, 2017 Planning Commission's regular meeting at 6:30 p.m., Borough Hall.