

**PLANNING COMMISSION**  
**Minutes – August 7, 2017**

Regularly scheduled monthly meeting of the Cornwall Borough Planning Commission was held on Monday, August 7, 2017 at the Borough Hall. In attendance: Regular Attendees: Members Ray Fratini, Jeff Snyder, Jim Williams, Bruce Conrad, John Karinch; borough engineer Jeff Steckbeck.

Guests: Paul Weidman, Sandy Goodstein, Chad Smith.

- 1. Meeting call to order at 6:30 p.m.**
- 2. Cornwall Manor** – Mr. Weidman presented a site plan for 523 Sassafras Drive and requested the PC's approval for the change of building foot print from a Conifer style home to a Willow style home. After discussion, the Commission voted unanimously to approve the change. Mr. Weidman will attend a future meeting and bring along a copy of the approved preliminary plan to show the new PC members the layout and phasing of 2 A, B and C and explain how the impervious coverage runoff will be addressed for future phases.
- 3. 115 Norway Lane Home Addition** - Sandy Goodstein attended meeting at request of the zoning officer to review his proposed garage addition to his home at 115 Norway Lane. He shared a layout plan with the PC and explained his project. After discussion, the PC voted to affirm that 1) a Conservation Plan is not required since no significant environmental issues exist in the Fairview Estates subdivision, and 2) this project qualifies for an exemption under the Borough's 2012 stormwater ordinance. It is the PC's position that Mr. Goodstein qualifies for a zoning and building permit for his new garage, and shed relocation, subject to zoning officer review and approval of UCC plans.
- 4. Bernhardt Subdivision** - Chad Smith presented a sketch plan for a proposed five lot subdivision for Dr. Bernhardt's 16.5 acre parcel located east of Willow Street and south of Route 419. There will be four one- acre lots, and one two-acre lot, leaving a residual 10+ acre tract (with existing home) which qualifies for Clean and Green. Matthew & Hockley will be the review engineer for the borough. The PC identified the following issues to be addressed during the review of the subdivision plan: 1) widening of Willow Street; 2) flood plain delineation and consistency with FEMA's new 2012 floodway mapping; 3) identify ordinance requirements for curbing and sidewalk; 4) address ordinance requirements for traffic impact and provide a study, if required, or indicate why one is not needed. Mr. Smith indicated it might be as late as December until the PC will be receiving the Final Plan for review.

**Old Business Update:**

- 1. Rexamont Apartment Project** – Conditional Use Application filed on April 20<sup>th</sup>, public hearing held June 12<sup>th</sup>, approval by Council with many conditions on July 10<sup>th</sup>. Land development plan to be submitted in future for typical review and approval process.
- 2. Catherine Fitzgibbons/ Cindy Clark** – The timber harvest plan has been implemented. Restoration underway.
- 3. Marie Putt complaint** – Ms. Putt concerns about the drainage issues related to 210 Karinch Street were investigated by the PC and borough engineer. The builder was contacted, and the landscape contractor finished the lawn restoration of the site. Final inspections are pending in the fall to verify that the lawn propagated and stabilized the site.
- 4. Alden Place** – Lots #300 and 301 had flipped driveway relocation plan reviewed and recommended by borough engineer and approved by Chairman Fratini in mid-July.

5. **H&K – The Preserve at Historic Cornwall Village** – No change of status.
6. **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.
7. **Alden Place Phase 3**– \$1,185,930 remaining on Letter of Credit.
8. **Northgate at Alden Place** – \$466,000 remaining on Letter of Credit.
9. **Lindsay Kresge and Pete Uhlig** – Plan approved by Borough Council on February 13<sup>th</sup>. No storm water inspection work has been requested as of this date.
10. **122 Juniper Street – Toy Town** – Nuisance ordinance updates approved so this can be referred to the police for enforcement.
11. **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.
12. **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.
13. **Cornwall Manor Observation Deck** – meeting minutes indicating PC and Council gave the okay for this project were sent to the zoning officer. No status reported.

### **Upcoming Commission Meeting**

Tuesday, September 5, 2017 Planning Commission’s regular meeting at 6:30 p.m., Borough Hall which is one night later than normal due to Labor Day holiday. Meeting adjourned 7:10 pm.