



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

October 7, 2013

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, October 7th, 2013 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Jeff Snyder Robert Simmermon Jim Williams John Karinch

Borough Officials

Steve Dellinger Jeff Steckbeck Gerald Boughter

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 Haines and Kibblehouse, presented information to Planning and Zoning on the current status of attempts to settle on an appraisal price with PennDOT concerning the Rt. 322 entry-way property. The total land area being negotiated is 60' x 128' (less than 1/5 acre). As of noon on Monday, October 7th, H & K representatives re-submitted 120 pages of a revised Appraisal Report. H & K was informed that the report should be reviewed by Wednesday, October 9th. Mr. Callahan stated that the land appraisal value will probably be in the \$250,000.00 range. Due to the time delay caused by PennDOT's lack of acting on the needed land appraisal application, Mr. Callahan asked Planning and Zoning for assistance in obtaining an extension for submitting their Final Plan. A motion was made by Mr. Fratini, with a 2nd from Mr. Karinch, to allow H & K a one year extension for submission of their Phase 1 Final Plan. The motion passed unanimously.

3. **Alden Place – Welcome Center**

Construction on the project is nearly complete. Inspections of improvements have been performed when requested.

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

The revised construction cost opinion was approved by Hanover Engineering on September 16th [see attached]. The Applicant is working on the required agreements and financial security. Paul Weidman, representing Cornwall Manor, was present and stated that the DEP permitting approval process has been held up due to varied reasons, the major cause being a High Quality un-named stream that feeds into the Snitz Creek that runs through Cornwall Manor's property. As soon as the permit has been approved construction will begin.

5. **Craig Holzman Lot – Rexamont Road**

Revised Grading and Drainage Plans were reviewed and approved [see attached letter].

6. **Iron Valley Estates –IV-A – Stormwater Issues**

Mountain Lane/Sand Street (Mattis Property) – The original land development plan for Iron Valley Estates, Phase IV-A, as prepared by Steckbeck Engineering, was reviewed and approved by the Borough's Alternate Engineer, Hanover Engineering Associates, in March 2004. The development was subsequently constructed according to the approved plan. As part of the approved plan, the stormwater design called for the water from Fairway Circle to be directed from the outfall on Lot 39 (currently the Peterson property) and adjacent to Lot 38 (currently the Hammer property), across Lot 40 (currently the Lupo property) and eventually to the stormwater basin on Lot 48 of the development (the Schwartz property) **[see attached excerpts from Recorded Plan]**. Upon their construction, the stormwater facilities appeared to be operating as designed. The issues on Sand Street appear to be caused by the stormwater not currently being directed onto Lot 48 and, thus, not getting to the basin. Some regrading to correctly direct the flow appears to be required. Based on the Plan notes on the Recorded Plan [see attached], neither the Borough or the Developer are responsible for the proper operation and maintenance of stormwater facilities in the development or on individual lots - the existing property owners are the parties currently responsible for correcting the problem. Mr. Dellinger was directed to mail a letter to the owners of the relevant lots (1) containing these minutes as well as the detailed information that was presented to P&Z members and (2) notifying them that representatives of Hanover Engineering and the Borough will conduct a site visit in the near future to determine what remedial measures need to be taken to correct the problem.

7. **Brent Zimmerman Shed – 329 Boyd Street - Minersvillage**

A confirmation letter was sent to the County Planning Department notifying them of P & Z's approval so a building permit could be issued for the proposed 12' x 12' shed. [see attached letter].

8. **Sacred Heart Church – Land Development Plan**

Hanover Engineering will be meeting with representatives from Matthew & Hockley and the Lebanon County Conservation District during the week of October 7th to discuss the proposed project.

9. Bridge Update - Rexmont Road

Mr. Karinch informed the P & Z members that the Rexmont Road bridge is on schedule and should be completed by the end of October. It is not known if finished paving will be able to be performed due to the weather constraints but the bridge should be open for traffic.

10. Karinchville – Hillside Street – Drainage Information

Mr. Jeff Steckbeck, borough engineer, provided a packet of information to P&Z members detailing the cause and effect of drainage issues along Hillside Street in Karinchville. Mr. Steckbeck then explained how the data for the report was gathered and expounded on the effects of a peak 100 year storm and that of a peak 500 year storm. He stated that there are 4-5 homeowners in the official mapped Flood Zone that are eligible for flood insurance. There are specifically 14 dwellings that are (and will be) affected by flooding. Mr. Steckbeck stated that there are 1,188 acres of drainage with a travel time of 1 hour 35 minutes for the stream that parallels Hillside Street. During a peak rainfall, such as Hurricane Ivan and Lee, as well as last July's deluge of 8" of rain in 8 hours, a total of 1.24 million gallons of water will flow in a minute. It is estimated that 1.85 million gallons of flow would occur during a peak 500 year storm.

This information will be presented once again at the Borough Council meeting next Monday, October 14th.

11. Steve Lazorcik – Property along Cornwall Road

Mr. Lazorcik came before the P&Z board to inquire about his single dwelling lot along Cornwall Road. He would like to build an accessory building (garage) prior to the construction of his home. He also inquired about the setback requirements from the gas pipelines that run through his property. After a brief discussion Mr. Lazorcik was directed to contact Steve Shirk from Steckbeck Engineering to obtain specifics on setbacks. P&Z members did not have any issues with the building of a garage prior to the house but Mr. Dellinger will check into any ordinance that would cause issues with this plan.

12. Paul Weidman - Cornwall Manor – New Health Center

Paul Weidman, representing Cornwall Manor, informed P&Z members that the current Health Center will be replaced with a new 96 bed health facility. The target start date of construction is slated for May 2014, pending all permits and certifications. The current health center houses 108 beds and is licensed for an occupancy of 135 beds. Mr. Weidman stated that Beers & Hoffman are the architects, Arthur Funk & Son the General Contractor, and site engineer is Steve Shirk, of Steckbeck Engineering. The priority of the new health center will be Resident Focus Care.

A motion was made by Mr. Williams and 2nd by Mr. Fratini to adjourn the meeting and was unanimously approved.

Meeting adjourned at 8:45 p.m.

Upcoming Commission Meeting

Monday, November 4th, 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