

PLANNING AND ZONING COMMISSION
August 1, 2011

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, August 1, 2011 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Jeff Snyder Robert Simmermon Jim Williams

Borough Officials

Jeff Steckbeck Steve Dellinger John Karinch Rob Koehler

Public

List is Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**
 - Construction continues on the project. Hanover Engineering and Borough staff reviewed and approved some modifications to the storm water facilities to mitigate water in the basements of the dwellings under construction.
 - Mr. Steckbeck distributed a storm water drain design related to the modifications.
 - Mr. Steckbeck also presented and discussed a proposed Indemnification Agreement related to the connection of foundation drains into the new inlet that will be dedicated to the Borough. The indemnification agreement will be signed by the developer and builder and then recorded. It provides that the owner of the dwelling releases borough from all responsibility in case the inlet gets clogged, or water backs up in the foundation drains and results in water in the basement or damage to property or contents.
3. **Blue Bird Inn Parking Lot - Subdivision/Land Development Plan**
 - A Subdivision and Land Development Plan was submitted for review on June 30, 2011. The review was completed on July 28th. The developer submitted a request to table P&Z review of the Subdivision and Land Development Plan until next month. A revised Plan will be submitted for review prior to next month's meeting.
4. **H&K - The Preserve at Historic Cornwall Village**

- H&K continues to work on (1) obtaining the Highway Occupancy Permit and (2) performing various engineering studies. The submission of a Tentative Plan is anticipated in the upcoming months.
- Chris May, traffic engineer consultant, no longer works for HRG. It was discussed that a new traffic engineer is needed if Chris May is no longer available to carry out that role.
- Reconvening the Ad Hoc committee was also discussed due to some of the changes that H & K have presented.

5. **Upcoming Commission Meeting**

Tuesday, September 6th, Planning & Zoning regular meeting at 7:30 p.m., Borough Hall

Adjourned 7:55p.m.

Respectfully submitted,

R. Boo Simmermon
Acting Secretary

cc: Borough Council
Jeff Steckbeck, Borough Engineer for Public Works
County Planning Department
Steven Dellinger, Borough Engineer for SLDO
Josele Cleary, Solicitor