



## BOROUGH OF CORNWALL

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### PLANNING AND ZONING COMMISSION

April 2, 2012

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, April 2, 2012 at the Borough Hall. In attendance were:

#### Commission Members

Raymond Fratini Robert Simmermon Jim Williams John Karinch

Jeff Snyder

#### Borough Officials

Jeff Steckbeck Steve Dellinger

#### 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 and the first two units are being advertised for sale. Steve Danz is in the process of getting the signed Indemnification Agreement recorded.

Steve Dellinger of Hanover Engineering will contact Bob Brandt to schedule the completion of the agreed upon permanent swale in lieu of the previously-approved pipe under the driveway.

3. **Blue Cornwall Manor-Woodside Apartments**

Borough Council's Public Hearing on the Conditional Use application to construct an apartment building in excess of 45 feet in height (the Woodside Apartments project) is scheduled for Monday, April 9<sup>th</sup> at 6:00 PM. The hearing will be held in

the Borough hall prior to the regularly scheduled Council meeting. The property was posted on Tuesday, March 27<sup>th</sup> with verification provided by Hanover.

4. **Iron Valley Estates – Phases IV-B and IV-C**

At its March 12<sup>th</sup> meeting, Borough Council approved the requested reductions in the financial security currently being held by the Borough for Iron Valley Estates Phases IV-B and IV-C.

5. **The Woods – 702 Ash Court**

A revised dwelling type, sun room addition and a deck addition to a unit at 702 Ash Court was reviewed and approved under the new “plan deviation” guidelines.

6. **The Woods – 535 Sassafras Drive**

A sun room addition to a unit at 535 Sassafras Drive was reviewed and approved under the new “plan deviation” guidelines.

7. **Revised Floodplain Regulations**

A letter was presented from Borough Solicitor Josele Cleary on proposed Zoning Ordinance amendments that will be needed to be adopted to reflect updated FEMA floodplain maps for the Borough (which are scheduled to go into effect on June 5, 2012). The proposed Zoning Ordinance amendments were prepared by the Lebanon County Planning Department (LCPD). Josele also proposed language that will bring the Ordinance into compliance with Act 13 of 2012 (Marcellus Shale act). Planning and Zoning will review Josele’s letter and the proposed amendments and make a recommendation to Borough Council for May’s meeting. According to the LCPD, the floodplain regulations must be enacted by June 5<sup>th</sup>.

8. **Blue Bird Parking Lot- Letter and Supporting Documents**

Mr. Karl Karinch submitted a letter and supporting documents related to the required buffer yard on the restaurant property to the Borough office for Planning and Zoning review prior to presentation to Borough Council. A motion was made by Mr. Fratini, with a second from Mr. Snyder to have Borough Council look into Mr. Karinch’s complaint. Mr. Dellinger indicated that he would not work on a response to Mr. Karinch’s letter until the expenditures have been approved by Borough Council.

**9. Regional Planning Commission Update**

The next meeting will be held at the South Lebanon Township building, at 6:00 pm on Thursday, April 5<sup>th</sup>. The draft version of the Comprehensive Plan will be discussed. More information can be found at the following website:  
<http://www.cornwall-lebanonplan.com/>

**10. Proposed Apartment-301 Boyd Street, Minersvillage-Andre and Kim Dyer**

Mr. Andre Dyer presented more detailed sketches of his proposed apartment conversion at the 301 Boyd Street Property. Hanover Engineering will look over the sketches and make recommendations to Mr. Dyer and Planning & Zoning at next month's meeting. Steve Dellinger also explained the steps and procedures required to prepare and submit an application for a conditional use hearing-

**Upcoming Commission Meeting**

Monday, May 7<sup>th</sup>, Planning & Zoning's regular meeting at 7:30 p.m., Borough Hall.

**Meeting adjourned at 8:00 p.m.**

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