



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

October 6th, 2014

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, October 6th, 2014 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon Jim Williams John Karinch Jeff Snyder

Borough Officials

Steve Dellinger

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**

Representatives from PennDOT, H&K, Lebanon County MPO, and the Borough met on September 24th to discuss the Route 322 access and the resolution of the purchase of the necessary right-of-way. Eleven people attended the meeting. Paul Callahan, representing H&K was in attendance and gave P&Z members a brief update on the project. He stated that the meeting with PennDOT “basically went very well”. He presented the members of P&Z with an Appraisal Problem Analysis prepared by PennDOT that details the process by which the land value for the entrance right-of-way will be determined. He stated that PennDOT has 45 days to select an individual to appraise the property and that individual then has another 45 days to come up with the dollar figure amount. Mr. Callahan stated that it will probably be another 9 – 12 months for the Final Land Development Plans to be completed and presented to the Borough for approval. One reason for the delay, as stated by Josh Weaber, was due to changes in some SWM (Storm Water Management) regulations since the project was initially begun.

On a side note, Mr. Fratini asked Mr. Callahan about the possibility of local residents cutting firewood once the entrance way cut-in has begun. Mr. Callahan stated that due to liability, H&K’s attorneys have made it clear numerous times that it is too great a liability for the company to allow open cutting. He did state that he would confer with his legal team about the possibility for allowing a “dedicated one week cutting period” but the details would have to worked out.

Mr. Callahan also inquired about the possibility of P&Z writing a letter of recommendation for a two year extension but P&Z members felt that the best course of action would be to follow the Solicitor, Josele Cleary's letter stating that H&K has until 2016 to complete the engineering and have it submitted so no extension would be necessary.

3. Alden Place – Welcome Center

No change in status since last month.

4. Cornwall Manor – Health Center

Hanover Engineering has been coordinating the required site inspections with the Contractor. Paul Weidman, representing Cornwall Manor, stated that the project is basically on schedule; that they have a schedule to meet and they will meet it. Currently the footings for the building are a week or two behind schedule, but Mr. Weidman stated that time will have to be made up to stay on schedule.

5. Cornwall Manor – Carriage House Apartments

Hanover Engineering has been coordinating the required site inspections with the Contractor.

6. Lebanon Valley Rail Trail – Cornwall Borough Trail Head

Revised plans were received for review on September 18th. A review letter was issued on September 30th [see attached]. Additional revisions/information was received for review on October 6th.

7. Sacred Heart Church – Land Development Plan

On September 9th, the Applicant requested approval of temporary stormwater management facilities to allow the construction of the 40' x 70' pole building prior to the final approval of the Land Development Plan. Comments on the request were provided to the Applicant on September 10th.

John Poff, representing Sacred Heart Church gave P&Z a briefing on the current status of the project. He informed P&Z that he has been in contact with the three Trustees for the Freeman Estate. Two of the three Trustees have signed off on the needed agreement so the new stormwater piping can be installed through the Freeman property. Mr. Poff was going to be meeting with the third Trustee sometime this week in hopes of getting their signature so the project can move forward. Mr. Poff explained the submission process to PennDOT for the HOP (Highway Occupancy Permit) that is needed in order to connect the new stormwater piping and facilities under Cornwall Road. When the permit is issued, it will be in the Borough's name and Steve Danz, Borough Manager will sign the document.

Mr. Poff asked P&Z about the possibility of starting the building of the temporary facilities on the church's property. It was determined that P&Z needed a definite time frame for the project, which Mr. Poff stated he would present to Steve Dellinger, Borough Engineer sometime soon. Consideration for the temporary facilities will only be entertained, if and when, the third Trustee signs off on the easement agreement.

8. Alden Place – Final Plan Phase 3 – Revised Final Plan Phase 2

A review letter on all aspects of the Plan was issued on August 29th. The Applicant is currently preparing revisions in response to the review. At the September 8th meeting, Borough Council approved the proposed addition of a center island to create a boulevard effect in Alden Way, which would be located near the entrance to the newly planned and revised Rail Trail parking lot, off of the Route 117 entrance.

9. Yorty (Schott) Property – Stormwater Ordinance Exemption Request

A stormwater management exemption request was submitted for the proposed Yorty Residence located on Whitman Road (Leonard Schott property). A review letter was issued on September 29th [see attached]. Bob Lynn, of Hanover Engineering and Bobby Gerhart of Mathew & Hockley are working on resolving the review comments. Due to high nitrates in the groundwater in the area, the on-lot sewage disposal requirements may dictate taking the existing house out of service in order to be able to build the new home on the lot.

10. Andre Dyer – 301 Boyd Street - Minersvillage - Deck

Mr. Dyer was in attendance and presented P&Z members with plans for a deck and balcony extension on his property at 301 Boyd Street. Due to the fact this property is in the Historical District, Lebanon County Planning sent Mr. Dyer back to Cornwall's P&Z for clarification following the Borough's Ordinances. The new structures will primarily be to the back of the dwelling and to the south side of the residence. The additions will not be seen from the front, or from Boyd Street. A brief discussion was held among P&Z and it was determined to recommend to Borough Council to approve the plans. Mr. Williams made the motion and Mr. Snyder followed with a 2nd. Mr. Karinch abstained from the vote while all others voted in favor of recommending to Council. Mr. Dellinger was advised to send a letter to County Planning approving the permit, once Borough Council takes action next week.

11. The Woods at Cornwall – Phase 2B

Paul Weidman, representing Cornwall Manor, came before P&Z and informed its members of some changes that have occurred on building lots in The Woods, Phase 2B. Mr. Weidman explained that Cornwall Manor is trying to wrap up Phase 2A and thus they are putting up a model spec home on the last remaining lot in that phase. The dwelling will be a Willow model, which will be constructed on Lot #206. It was originally planned as a Conifer model and with the new model, constructed with sunroom and open deck, there will be a gain (+) of 437 S.F

Mr. Weidman also informed P&Z of some other design changes and new lot numbering in Phase 2B in The Woods. There have currently been 11 homes constructed with 21 more planned, for a total of 32. There was a consensus in agreement with the proposed changes.

Mr. Weidman also provided P&Z members with an updated House Changes/Summary Report of plus/minus (+/-) for altered square foot allotment and changes to the original stormwater calculations. These calculations have not been totaled as of yet due to the fact that the original calculations included Phase 3, which has not yet been started.

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

Meeting adjourned at 8:30 p.m.

Upcoming Commission Meeting

Monday, November 3rd, 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