

MINUTES OF THE CORNWALL BOROUGH COUNCIL
PUBLIC HEARING HELD ON MONDAY, JUNE 9, 2008
AT 6:30 P.M. IN THE CORNWALL BOROUGH OFFICE

The meeting was called to order by Council President Carl Hilton.

PRESENT

Rob Koehler, Forrest Dishong, Carl Hilton, Raymond Fratini, Steve Lazorcik, Paul Vranesic, Mayor Eugene "Woody" Wise, Paul Leicht, Sam Weiss, Jr.

The Public Hearing was called to order by President Carl Hilton and then turned over to Paula Leicht.

Paula Leicht – The purpose of the Public Hearing that commenced 6:30 this evening in the Borough Hall is to consider the new Zoning Ordinance, new Zoning Map and new Subdivision and Land Development Ordinance and to take public comment thereon. Following public comment, if the Borough Council wishes, the Council needs to vote to adopt these ordinances and the Zoning Map. So I prepared a Resolution to that affect. Steve Dellinger has prepared a summary of the major changes in these ordinances. The Planning Commission considered them at their meeting of May 5, 2008 and recommended adoption in a letter from Mr. Fratini to Borough Council together with the Comprehensive Plan. With that recommendation you can consider that in your action tonight.

The Exhibits that I would like entered into the record are:

1. Borough Exhibit 1 – Proof of Publication of Notice – May 23, 2008
2. Borough Exhibit 2 – Proof of Publication of Notice – May 30, 2008
3. Borough Exhibit 3 – Proof of Publication of Notice – June 2, 2008
4. Borough Exhibit 4 – Affidavit of Service to Lebanon County Law Library – May 28, 2008
5. Borough Exhibit 5 – Affidavit of Service to Lebanon Daily News – May 28, 2008
6. Borough Exhibit 6 – Affidavit of Service to Lebanon County Law Library – June 3, 2008
7. Borough Exhibit 7 – Affidavit of Service to Lebanon Daily News – June 3, 2008

With that those are all the Exhibits I have. I would like to ask for the record, Mr. Danz, whether anyone came to view the Ordinances at the Borough hall.

Steve Danz – We had one gentleman come in, Karl Karinch.

Paula Leicht– So no other inquires? I think Mr. Dellinger now this is the time to summarize for everyone what was done.

Steve Dellinger - This will be brief. For the last couple years I have worked with a planning consultant with the Planning & Zoning Commission to address some issues we had with the Zoning Ordinance and Subdivision and Land Development Ordinance some amendments that we wanted to make. I have prepared a hand-out summary which I think everybody has here. Again basically, it fits all the major amendments that were made. Talking first relating to the Zoning Ordinance we added some definitions and revised a couple definitions. We revised the minimum required lot area for municipal uses in the low density and medium density residential district. Under the existing ordinance its one (1) acre minimum. We clarify the section in the plan development regulation regarding how the mix of types of residential dwelling. Probably the major effort in the Zoning Ordinance was revisions to Article 21,

which is the Historic Overlay District. We added considerable amount of language to clarify the concept of Architectural Compatibility in the Historic Villages of the Borough. Added definitions, in the existing Zoning Ordinance for the villages in the Borough were identified as having Historic Overlays, Minersvillage, Burd Coleman, North Cornwall and Anthracite. It was decided, based on the amount of modifications that have been made to the houses in Anthracite that were proposed as the Historic District be deleted from the Zoning Ordinance and Map. In the Historic Overlay District we have the Historic Overlay District per say which is basically the historic building. Then we have a buffer area which under the old ordinance was arbitrary some what 500' distance from the boundaries of the historic area. We looked at each of the individual villages and refined that buffer area to relate better to the actual property lines and the actual development in those three (3) villages. We added procedures for how architectural compatibility is defined and how it's previewed by borough officials during the course of a development project. Also, in the Zoning Ordinance we revised some language related to set backs for accessory buildings in front yards. Added language that requires that you put a fence up that the good side or decorative side of fence has to face towards your neighbor. Added some dimensional requirements related to flag lots. Took the parking lot aisle widths requirements out of the Zoning Ordinance since they were covered in the Subdivision Ordinance. Changed the language relating to the number of driveways that are allowed for a single family dwelling that would limit the number of driveways based on the width street frontage of your lot. As per proposed if you have lot less than 150' in width your allowed one (1) driveway to a particular street. If have more than 150' you are allowed two (2). Corrected some typos and added overlay buffer area maps into the ordinance that are reduced and included to the hand-out. In terms of the Zoning Map that is part of the Ordinance there are three (3) large maps in the existing ordinance. The Zoning Map itself with the District has not changed with the existing ordinance. The Environmental Protection Overlay Map has not changed. The only change is on Sheet 2 which is the Historic and Resource Map where we modified and showed the Historic Overlay buffer areas which are the same areas on the blow ups that are attached to your hand-outs. In terms of changes to the Subdivision and Land Development Ordinance again, some revisions to definitions, one in particular, lot areas like the flag lots. Corrected some typos and numbering errors. Adjusted language that related to how many plans are required and what types of formats of plans are required. Updated the design requirements to reflect the use of Superpave paving materials. Did some other clarifications related to construction of sidewalks. Added some language in the section related to Recreation Fees to allow exceptions to requiring of Recreation Fees and certain situations. Did some revisions to some of the application forms in the appendices in the ordinance. That pretty much covers, in summary form, all the changes that were made to the two ordinances. If there are questions I will be happy to answer any. If not...

Paul Leicht – I did forget one Exhibit to add and that's a letter from Mr. Fratini on behalf of Planning & Zoning to Borough Council recommending the adoption of these ordinances. That would be:

8. Borough Exhibit 8 – Correspondence from Cornwall Borough Planning and Zoning Commission transmitting ordinances and recommendations to Carl Hilton, President of Cornwall Borough Council

So with that, if anyone has any questions.

Karl Karinch questioned street names and for more detail on the new Zoning Map. He was referred to Steve Dellinger.

Paula Leicht – Any other comments or questions on the Zoning Ordinance, Zoning Map or Subdivision and Land Development Ordinance. The purpose for this Public Hearing is to take public comment.

Carl Hilton asked again if there were any comments or questions from the audience.

Paula Leicht – Well with that said we have prepared a Resolution for the Boards consideration and adoption.

Carl Hilton – I suggest what we do now is read this. Take no action on it, but read this. Because I think this would be the appropriate time to ask Paula, Steve or whomever any questions we may have. If not I think we should move on. We will vote on this if we choose to do this during the regular Borough Council Meeting.

ADJOURNED

Steve Lazorcik made the motion, seconded by Rob Koehler to adjourn the Public Hearing.

Sincerely,

Steven N. Danz
Secretary