

AGENDA
CORNWALL BOROUGH, LEBANON COUNTY
PLANNING COMMISSION
May 7, 2018

Regularly scheduled monthly meeting of the Cornwall Borough Planning Commission held on Monday May 7, 2018 at the Borough Hall. In attendance: Regular Attendees: Members Ray Fratini, Jim Williams, John Karinch and borough engineer Jeff Steckbeck. Absent: Jeff Snyder, Bruce Conrad. Guests: Abraham and Samantha Daub, Paul Weidman, Gerald Boughter.

1. **Meeting call to order at 6:30 p.m.**
2. **Daub property - 224 Burd Coleman Road:** The Daubs presented their plan to erect a privacy fence around their rear yard. The PC explained the ordinance requirement that the fence may not exceed 6' ht., must be entirely behind the building line, and must have the good side facing the neighbors. The Daubs indicated they will comply. No approvals required.
3. **Cornwall Manor** – Paul Weidman gave an overview of the pending new Phase 2C which adjoins Alden Place. The NPDES permit and stormwater plan for the Woods has expired. Consequently, Phase 2C will have its own new SWM plan and permit which will address the impervious coverage issues raised during construction of the homes in phases 2A and 2B. The plan for Phase 2C will be filed soon, and will necessitate review and counsel from the alternate borough engineer, ELA Group. Paul also requested PC approval for addition of wooden decks and sunrooms to the houses at 508 and 513 Sassafras Drive. On a motion by Ray Fratini and a second by John Karinch, the PC voted to approve those building additions. Mr. Weidman also requested release of the remaining \$3,000 financial security for the Health Center lawn stabilization which is now compliant. On a motion by Ray Fratini and a second by Jim Williams, the PC voted to release the financial security.
4. **Kolter Office Building** - A zoning hearing will be held on May 24th at 7:30 pm to consider Mr. Kolter's application for approval to change use of 101 Cedar Street from special exception dental office to a special exception professional office, and a variance for an over sized sign. The PC took no action in this regard.
5. **H&K – The Preserve at Historic Cornwall Village** – Paul Callahan will be attending Borough meetings in the next 2 months to request a time extension of approval of the Tentative Plan.

Old Business Update:

1. **Rexmont Apartment Project** – Mr. Zentz informed Steckbeck that the project is on hold due to excessive construction costs.
2. **Cornwall Manor – Health Center** – As-built complete and submitted to Matthew & Hockley for review. Letter of Credit in the amount of \$3,000 remaining for minor yard stabilization.
3. **Alden Place Phase 3**– \$1,185,930 remaining on Letter of Credit. Site work for Mosaic Drive and Belltower Drive to be performed over the coming months.
4. **Northgate at Alden Place** – \$148,368 remaining on Letter of Credit.
5. **Bollard – Miner's Village Subdivision** – The release of financial security in the amount of \$55,000 has been postponed until pavement restoration resolved. Either wearing patch or overlay should be installed. SESI has informed Louie Hurst and Bob Gearhart to coordinate the necessary road work required for final release.

On a motion by John Karinch and a second by Ray Fratini, the meeting was adjourned at 7:00 pm.

Upcoming Commission Meeting

Monday June 4, 2018 Planning Commission's regular meeting at 6:30 p.m. at Borough Hall.