

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON MARCH 4, 2024, AT 6:30 P.M.
AT CORNWALL BOROUGH HALL

Ray Fratini called the meeting to order at 6:30 p.m.

PRESENT

Ray Fratini, Bruce Conrad, Joe Lescisko, John Karinch (via Zoom), borough engineer Chad Smith, borough alternate engineer Josh Weaber and borough zoning officer Jeff Steckbeck

ABSENT

Jeff Snyder

PUBLIC

Meeting attendance sheet is attached hereto.

NEW BUSINESS

TRUCK RESTRICTION – BOYD STREET, REXMONT ROAD

Mr. Rhoads stated that Borough Council asked the Planning Commission to investigate the truck restrictions on Boyd Street and REXMONT ROAD. He reviewed that Boyd Street already prohibits trucks with more than two axles and the only restriction on REXMONT ROAD is a weight limit of 15 tons for the bridge. He thought one option might be to place a sign on Route 322 stating that trucks over two axles should use Route 72.

There was a discussion on what the fines were for violating the two-axle restriction. Mr. Steckbeck said the current fine is \$75. It was believed the maximum fine could be raised to \$1,000.

Ray Fratini made a motion, seconded by Bruce Conrad, to recommend that the borough engineer works with PennDOT to see where and what type of signs could be placed on Route 322. Motion passed.

Bruce Conrad made a motion, seconded by Ray Fratini, to recommend that the ordinance be updated to increase the amount for fines for certain violations. Motion passed.

CHANGES TO ORDINANCE, FRONTLINE RESTRICTION

Mr. Smith reviewed that Mr. Steckbeck was prompted to investigate zoning violations in Spring Hill Acres that revolved mostly around the front yard setback. There was discussion as to whether updates to the ordinance should be considered to alleviate some of the minor violations.

Mr. Steckbeck reviewed some of the aspects that are causing issues, including structures being in the setback as well as trailers being parked in front of the front house line. He stated that he has visited properties with violations and has been questioned if other properties in violation are also being contacted. At this point, only properties in which a formal complaint was received are visited. Mr. Steckbeck noted that he made a few suggestions to the property and finance

committee about what changes could be made to the ordinance that would allow property owners that would allow them to do some of the things that they want but are currently violations.

Mark Miller, Fire Chief for Community Fire Company of Cornwall, stated the borough should adopt a property maintenance code because there are multiple homes in the borough that are a hazard, especially to first responders. Mr. Conrad said that the council voted against a blight ordinance a few years ago. Mr. Karinch felt that the current council would not have a desire to pursue a property maintenance code.

After further discussion, it was decided that zoning violations will continue to be handled in the same manner as it currently is. A zoning complaint form will have to be filled out and filed with the borough office. It will then be forwarded to the zoning officer for investigation. Mr. Steckbeck stated that he registered with the district court and can take any egregious violations through the civil process now.

Ray Fratini made a motion, seconded by Joe Lescisko, to recommend that the same process continue to be followed for zoning complaints. Motion passed.

QUENTIN RIDING CLUB – SKETCH PLAN

Craig Smith, RGS Associates, was in attendance to give an informational review of the project. The property is about 46.5 acres with 1.5 acres being in Cornwall Borough. The project will consist of age restricted apartments, a Wawa, an equine therapy facility and other commercial properties. There will also be nine homes, with three of those being in Cornwall.

Craig Smith stated that they would be seeking waivers from the requirements to widen the road and to install sidewalks to maintain the current aesthetic of Maple Lane. RGS also asked that the technical review be left to West Cornwall Township.

Mr. Lescisko asked that, even though it is in West Cornwall, they consider a beauty strip along Route 419 like the one at Northgate.

Craig Smith said that there are plans to add left turn lane from Route 419 onto Maple Lane.

Mark Miller asked if he could talk with Mr. Smith about the turning radius for the fire company's apparatus. Mr. Steckbeck noted that the plans are on West Cornwall's website for anyone to view.

CORNWALL PROPERTIES SUBDIVISION – REXMONT ROAD

Josh Weaber reviewed that he met with Mr. Fratini, Mr. Conrad and a few residents to go over his review letter. He's also discussed some of the zoning regulations with Mr. Smith. At this point, they are waiting for a response from Cornwall Properties, which will likely happen before the April meeting.

Mike Swank, Cornwall Properties, asked if any additional concerns arose from those meetings. Mr. Weaber said nothing beyond what he communicated previously.

Mr. Swank asked if the borough would be interested in accepting dedication for a portion of Iron Valley Drive which would be from the access of the proposed development to Rexmont Road. It was thought for that to be considered; the road would have to meet, or be upgraded, to borough specifications.

There was discussion about whether traffic exiting the development would be able to exit south on Iron Valley Drive. Fred Jones, HOA 1, said that it would be fair to say that negotiations are ongoing with Cornwall Properties that would allow traffic to travel south. Mr. Byler said they have entered a Memorandum of Understanding with HOA 1 for that purpose.

There was further discussion about Iron Valley Drive and the proposed development.

CORNWALL PROPERTIES – LAKE RESORT COMMUNITY TEXT AMENDMENT

Mr. Weaber reviewed that there is already a mixed-use overlay. He felt it would be best to compare the existing overlay with the text amendment, because it might not be necessary to go through the whole text amendment process.

Mr. Weaber and Mr. Fratini will meet with Cornwall Properties to discuss the amendment in depth and decide from there how to move forward.

ADJOURNMENT

With no further business to conduct, Ray Fratini made a motion to adjourn, seconded by Joe Lescisko. Motion passed. The meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Cody Rhoads
Secretary