

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON THURSDAY, FEBRUARY 4, 2021 AT 6:30 P.M.
IN THE CORNWALL BOROUGH HALL

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

PRESENT

Ray Fratini, Jim Williams, Jeff Snyder, John Karinch, Bruce Conrad and borough engineers Steve Dellinger and Jen Prunoske

PUBLIC

Meeting attendance sheet is attached hereto.

PERMIT APPROVALS

1235 MOSAIC DRIVE

The owner is proposing installation of a fence. Steve Dellinger reviewed the project. The height meets the requirement of the zoning ordinance. The homeowner received permission from the HOA. Jeff Snyder made a motion, seconded by Jim Williams, to approve the permit. Motion passed.

1007 BRIARWOOD COURT

The owner is proposing a screen enclosure for the existing deck. Mr. Dellinger said that there are no concerns with runoff since it is not adding any impervious surface. Greg Biscoe, PA Sunrooms, stated that it is a prefabricated structure that would be installed. John Karinch made a motion, seconded by Jeff Snyder, to approve the permit. Motion passed.

163 JULIA LANE

The owner is proposing a second-floor addition above the garage. Mr. Dellinger said it meets all the requirements. Jim Williams made the motion, seconded by John Karinch, to approve the permit. Motion passed.

NEW BUSINESS

CORNWALL MANOR

Paul Weidman, Cornwall Manor, was in attendance to informally review two upcoming projects at the Manor.

The first project involves cleaning up an area on the west end of the Woods property that will serve as an organic farm. The Manor is partnering with the Rodale Institute to grow crops that will be served in the Manor's dining facilities. Initially, farming will occur on two acres with the potential to expand to six acres. The first step is cleaning up the area, topsoiling it and seeding it. Mr. Weidman has spoken with Karl Kerchner and said Mr. Kerchner is excited about the project.

Jen Prunoske asked if Mr. Kerchner gave him any information regarding permits. Mr. Weidman said as the plan is now, since it is agricultural, it would not need any permits. Ms. Prunoske said her only concern was the requirements for a project of that size.

The second project Mr. Weidman spoke about was a clubhouse and four apartment buildings located around the pond on the south side of the rail trail. The focus is on getting the clubhouse started. Mr. Weidman said the use would be restricted to residents of the Manor and their guests. The Manor is working with Stackhouse Bensinger on the plans and the hope is to have a formal plan submitted by the March meeting.

OLD BUSINESS

CORNWALL JUNCTION

Chad Smith, Steckbeck Engineering, and Pat Dennis, Landmark Homes, were in attendance representing the project. Mr. Smith said they just received their NPDES permit and he will make sure everyone receives that when it is processed. They are still working through Hanover's review letter.

The project has not changed since their last visit. The plan calls for 37 single-family dwellings. Ray Fratini asked if a beauty strip has been added along Route 419. Mr. Smith showed on the plan that there will be a beauty strip between the stormwater basins on each end. Mr. Fratini asked about the existing tree line along Anthracite Road and asked what can be done from a safety perspective. Mr. Dennis said he will make note of that issue. John Karinch asked if there was going to be any on-lot SWM. Mr. Smith said there will not be. Mr. Fratini asked about the pipe running under the road at Route 419 and Boyd Street. Mr. Smith said water would only enter that pipe after the basin overflows so this will improve the situation in that area.

Mr. Smith addressed the requested waivers.

1. Subdivision and Land Development Ordinance, Section 305 – Ray Fratini made a motion, seconded by Jim Williams, to approve the waiver. Motion passed with John Karinch and Bruce Conrad abstaining.
2. Subdivision and Land Development Ordinance, Section 402.C.4 – Jeff Snyder made a motion, seconded by Jim Williams, to approve the waiver. Motion passed with John Karinch and Bruce Conrad abstaining.
3. Subdivision and Land Development Ordinance, Section 406 – Due to minimal traffic impact, the developer was proposing to waive the traffic impact study and instead pay the borough the \$5,000 it would cost. Mr. Fratini and Mr. Conrad had concerns that the optics of the payment would look bad. Mr. Dellinger read Hanover's comment on this request. Hanover's suggestion was to wait until a traffic impact assessment was done and then they would make a recommendation to waive the study. This waiver was tabled until next month.
4. Subdivision and Land Development Ordinance, Section 510.A.7, 511.2.B, 511.3.A – Jeff Snyder made the motion, seconded by Jim Williams, to approve the waiver conditional on Willow Street receiving a complete overlay. Motion passed with John Karinch and Bruce Conrad abstaining.
5. Subdivision and Land Development Ordinance, Section 511.C.3 – Jim Williams made a motion, seconded by Ray Fratini, to approve the waiver. Motion passed with John Karinch and Bruce Conrad abstaining.

6. Subdivision and Land Development Ordinance, Section 512.A & B – Jim Williams made a motion, seconded by Jeff Snyder, to approve the waiver. Motion passed with John Karinch and Bruce Conrad abstaining.
7. Stormwater Management Ordinance, Section 304.10.H – Solicitor Cleary’s review letter stated it was unreasonable to assign long-term maintenance of stormwater facilities that benefit the entire development to individual property owners, Landmark’s position was that they offer these lots for a lower price and the homeowners understand what they are buying. Landmark did not wish to create an HOA for the community. Ray Fratini made a motion, seconded by Jeff Snyder, to approve the waiver. Motion passed with John Karinch and Bruce Conrad abstaining.

Mr. Smith also asked for permission to allow a mature tree on a neighboring property that is within the 75-foot sight triangle to remain standing. The commission had no issues with that.

ZONING ORDINANCE UPDATE - ENFORCEMENT

Mr. Dellinger handed out copies of the flow chart that was created. Mr. Dellinger asked if the zoning officer has had the opportunity to review the proposed ordinance. County planning has not received a copy yet. Mr. Karinch said this could be tabled until next month after everyone has a chance to review the flow chart and how it relates to the proposed ordinance.

SHORT-TERM RENTAL/GUEST HOUSE REGULATIONS SIZE REGULATIONS FOR ACCESSORY STRUCTURES

The commission tabled this until next month so everyone could further review the sample ordinances from other municipalities.

SIZE REGULATIONS (SHEDS/GARAGES)

There was discussion about whether there should be differentiation between sheds, garages and accessory buildings in the zoning ordinance. Mr. Dellinger said the only difference in the current ordinance is regarding setbacks. Mr. Karinch did not think there was a need to change the verbiage in the ordinance. He felt the two concerns were addressing stormwater runoff and setbacks. Mr. Conrad asked Mr. Rhoads if the borough receives any complaints related to this issue. Mr. Rhoads said that he has not received any.

There was discussion as to whether there should be a restriction on height. After debating many possible changes, the decision was made to leave the ordinance as is.

ADJOURNMENT

With no further business to conduct, John Karinch made a motion to adjourn, seconded by Ray Fratini. Meeting adjourned at 8:37 p.m.

Respectfully submitted,

Cody Rhoads
Secretary