

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION HELD  
ON MONDAY, MARCH 1, 2021 AT 6:30 P.M.  
IN THE CORNWALL BOROUGH HALL

Representative Jeff Snyder called the meeting to order at 6:30 p.m.

PRESENT

Jim Williams, Jeff Snyder, John Karinch, Bruce Conrad and borough engineers Steve Dellinger. Ray Fratini was unable to attend.

PUBLIC

Meeting attendance sheet is attached hereto.

PERMIT APPROVALS SACRED HEART CHURCH

Dennis Tulli, on behalf of the Sacred Heart Church, is proposing the installation of a new sign. The sign is to be illuminated, digital sign and sit on brownstone post from the stone of the old church. Steve Dellinger reviewed the project and setbacks noting that this is acceptable under the ordinance. The new sign will be placed at a set location and replace the three signs currently on the property. Jeff Snyder made a motion, seconded by Jim Williams, to approve the proposed sign concept. Motion passed. A sign permit from the Zoning Office will be required.

1624 BAYBERRY COURT

The owner is proposing to build a detached garage on his property. Mr. Dellinger explained that the proposed garage location will comply with setback requirements and that the project appears to be eligible for a Stormwater Exemption. John Karinch made a motion, seconded by Jeff Snyder, to conditionally approve the permit provided Mr. Dellinger receives the cumulative impervious coverage area to review prior to the March 8th Council Meeting. Motion passed.

OLD BUSINESS CORNWALL MANOR

Paul Weidman, Cornwall Manor, was in attendance to introduce Scott Miller, representative from Stackhouse Bensinger to review the Manor's Clubhouse Project.

Scott Miller, Stackhouse Bensinger, explained that the 39-acre property is located between the Rail-Trail and Ironmaster Road. The Manor will be developing the project in phases. They are proposing a clubhouse in the middle, with two – 24-unit apartment buildings, on either side of the clubhouse and one – 12-unit apartment building. Underground parking is proposed to keep down impervious coverage. This area is in the Residential/Institutional District except for a small strip in the Residential Village District. The existing pond would be a focal point for the area. The intent is to create a land development plan for the entire area and phase the plan into existence. The clubhouse will be the starting point. The Manor has submitted the Sketch Plan for review and comment. The Planning Commission members had no issues with what is proposed in the Sketch Plan.

### OLD BUSINESS CORNWALL JUNCTION

Mr. Dellinger stated that a revised plan for Cornwall Junction was dropped off at the Borough Hall today. The plans will be reviewed. Landmark had granted a time extension on plan reviews until the middle of April. Jeff Snyder made a motion, seconded by Jim Williams, to recommend Borough Council acceptance of the time extension. Motion passed.

Mr. Dellinger handed out comments and concerns from a local resident regarding the Cornwall Junction project. The members along with Mr. Dellinger reviewed and discussed the document.

### ZONING ORDINANCE UPDATE - ENFORCEMENT

The proposed ordinance was reviewed by members of the commission. Points of concern will be revised by Mr. Dellinger. Mr. Dellinger will also prepare a final version of the flow chart. Mr. Alekna was asked to offer his comments during this portion of the meeting. Mr. Karinch will reach out to the solicitor with some concerns of the commission for her comment. Jeff Snyder made a motion, seconded by Jim Williams, to authorize the commission to submit a revised copy to the Borough Solicitor for review. Motion passed. Mr. Karinch abstained from the vote.

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

The commission tabled this until next month.

### ADJOURNMENT

With no further business to conduct, John Karinch made a motion to adjourn. Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Bruce Conrad  
Recording Secretary