

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON MONDAY, JUNE 7, 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, Jeff Snyder, John Karinch, Bruce Conrad and borough engineer Steve Dellinger

PUBLIC

Meeting attendance sheet is attached hereto.

NEW BUSINESS

CORNWALL MANOR PAVILION AND DOG PARK

Paul Weidman, Cornwall Manor, presented a plan for a pavilion to be built near the existing bocce court and for the construction of a dog park in the same general vicinity. Mr. Weidman believed that they did not need to do anything related to stormwater management due to the size of the property and size of the construction. Mr. Dellinger confirmed that to be correct. Mr. Fratini said he did not know that Mr. Weidman needed to present this to planning. Mr. Weidman felt it was a good practice to keep the borough abreast of what was happening on the property. The commission appreciated that gesture.

PERMIT APPROVALS

106 STORE LANE

The applicant had proposed a new garage at last month's meeting, but the commission tabled it until they had more information. The applicant submitted a revised sketch based on the comments they received, and it was found to meet all the requirements. Ray Fratini made a motion, seconded by Jeff Snyder, to approve the permit and recommend they are granted a stormwater exemption. Motion passed.

215 BURD COLEMAN

The applicant had proposed a new shed at last month's meeting, but the commission tabled it because the roof did not meet the required pitch. The applicant was able to change the style of the shed to meet the requirement. Ray Fratini made the motion, seconded by Jeff Snyder, to approve the permit. Motion passed.

1037 ALDEN WAY

The applicant is proposing a new patio, a roof over the existing patio and a detached storage space. The HOA has approved the project. Bruce Conrad made the motion, seconded by Jeff Snyder, to approve the permit.

902 TULIP TREE

The applicant is proposing a new garage. The location meets the setback requirements and qualifies for the stormwater exemption since it is adding 960 sq. ft. The garage will be used for storage of vehicles and other items. John Karinch made a motion, seconded by Ray Fratini, to approve the permit and recommend they are granted a stormwater exemption. Motion passed.

1806 LARCH CIRCLE

The applicant is proposing an inground pool to the rear of the house. The location meets all the required setbacks and qualifies for a stormwater exemption. Bruce Conrad made a motion, seconded by Jeff Snyder, to approve the permit and recommend they are granted a stormwater exemption. Motion passed.

342 PAMELA LANE

The applicant is proposing a privacy fence. Mr. Dellinger reminded him that the fence can be on the property line, but not beyond. Ray Fratini made the motion, seconded by Jeff Snyder, to approve the permit. Motion passed.

106 LACKAWANNA

The applicant is proposing a pavilion. The pavilion meets all the required setbacks. Bruce Conrad made the motion, seconded by Ray Fratini, to approve the permit. Motion passed with John Karinch abstaining.

118 MAPLE LANE

The applicant is proposing a new garage. Mr. Dellinger's only concern was stormwater management. The distance to the side property line is 32'. The applicant is going to direct the stormwater to the back property line which is 59'. That would meet the criteria for a stormwater exemption. Bruce Conrad made the motion, seconded by Jeff Snyder, to approve the permit and recommend they are granted a stormwater exemption. Motion passed.

33 PATRICIA

The applicant is proposing a shed. The commissioners felt that there was not enough information in the application and asked Mr. Dellinger to follow-up. John Karinch made a motion, seconded by Ray Fratini, to approve the shed contingent on Mr. Dellinger's follow-up and the applicant meeting all the requirements.

3 SYCAMORE HILL

The applicant is proposing a modular home on an existing pad. The commissioners felt that there was not enough information in the application and asked Mr. Dellinger to follow-up. It was the same applicant and the previous motion applied.

300 IRON VALLEY

The applicant is proposing a new driveway and garage. Mr. Dellinger just received the plan at the end of last week and needs time to review it. Due to the amount of the proposed impervious surface, the plan will need to have stormwater management.

SPRING HILL ACRES – SHORT-TERM RENTALS

The residents of 1256 Ash Lane and 1305 Douglas Fir had inquired about the possibility of renting a room in one case and an accessory structure in the other on a platform such as Airbnb. Mr. Dellinger prepared copies of the zoning ordinance for the residents to help explain the regulations governing guest houses, which are a conditional use in the Residential Forest district. Mr. Dellinger reviewed those regulations with the commissioners and the residents. After further discussion, the residents said they would return next month with a more detailed proposal.

OLD BUSINESS

REXMONT EC CHURCH – LOT ANNEXATION

Mr. Dellinger stated that borough council conditionally approved the plan. He is still waiting for the church to clean up the plan based on the comment letter.

MINERSVILLAGE TRAILS

Mr. Rhoads gave a brief update on the status of the proposed trails.

CORNWALL JUNCTION

Nothing to report this month.

FINCH ALLEY AND OAK STREET

Todd Dohner asked if there was any update regarding the status of the alley and street. Mr. Karinch said the Boroughs magazine this month mentioned that if the deed of ownership has not been altered, then the alley has never been vacated. Jeff Bamberger reviewed his issues relating to the alley and the street. Mr. Dohner stated that he had his property surveyed last year and the pin is in the middle of the alley. Mr. Karinch thought that this might be proof that the alley was vacated at some point. He suggested at last month's council meeting that the borough vacate all the alleys in Toytown that have not been vacated to date. Bruce Conrad made a motion, seconded by Ray Fratini, to authorize Mr. Dellinger to further investigate the situation. Motion passed with John Karinch abstaining.

SHORT-TERM RENTAL/GUEST HOUSE REGULATIONS

The commissioners asked Mr. Dellinger to bring the sample ordinances again next month and highlight areas he believes are pertinent to the borough.

PUBLIC COMMENT

Jeff Bamberger asked for an update on the Cedar Street Airbnb. Mr. Rhoads updated everyone on the situation and stated it would be further discussed at next week's borough council meeting. There was further discussion about the property and the appeal process for a zoning violation.

ADJOURNMENT

With no further business to conduct, John Karinch made a motion to adjourn, seconded by Ray Fratini. Meeting adjourned at 8:06 p.m.

Respectfully submitted,

Cody Rhoads
Secretary