

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON AUGUST 23,2021 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, John Karinch, Jeff Snyder, Joe Lescisko and borough engineer Steve Dellinger

PUBLIC

Meeting attendance sheet is attached hereto.

NEW BUSINESS

ALDEN MANSION

Harvey Turner, Ephrata, was in attendance to talk about turning the Alden Mansion into a bed and breakfast, wedding venue, a wine room or a combination. He would also like to build two semi-detached units on the back portion of the property. He would comply with the historic overlays for the façade and would not be selling these but renting them instead, targeted to 55+.

Mr. Fratini had a concern that Mr. Turner is talking about a few different uses for the property. There was also discussion about how many people could attend potential weddings at the property. Mr. Turner stated his main goal was to breakeven and the other amenities would be to help him achieve that.

Ron Ricard, Northgate Drive, questioned the road that was proposed to access the property. Mr. Dellinger stated it is an access easement to the property that partially crosses Northgate's property. Thomas Davis, Alden Way, questioned who would maintain the access road. Mr. Turner stated that would be his responsibility. Mr. Davis asked how he would be able to stop people from entering in Alden Place, because that is private property. There is nothing in the deed allowing access to Alden Place and that could be a condition of approval.

Tom Harlan, attorney for the Northgate HOA, questioned if water runoff from the proposed drive would be addressed. Mr. Fratini stated that it would be covered in the land development plan. He also stated that the borough is stringent with their stormwater requirements.

Mr. Turner said that the meeting did not have to go any further as he heard all he needed to. He was not interested in spending a lot of money on this project and it sounds like this would be the case with the stormwater.

PERMIT APPROVALS

107 PARK

Since the last meeting it was found that there is a through lot exception (14-2222) that would allow the resident to place the shed where they originally proposed. Jeff Snyder made the motion, seconded by Joe Lescisko, to approve the permit. Motion passed.

1045 BELL TOWER

The applicant is proposing to enclose an existing covered porch. There were no issues with the project. Jeff Snyder made the motion, seconded by John Karinch, to approve the permit. Motion passed.

8 CULVERT

The applicant is proposing to construct a detached garage. Mr. Dellinger stated that the issue is that the proposed location is in the most recently established flood plain. The resident would have to request a map revision from FEMA. There was further discussion about where the resident could possibly locate the building. Mr. Dellinger is going to contact the owner to discuss. Matter was tabled.

300 IRON VALLEY

The applicant has previously submitted a stormwater management plan for the proposed project. The applicant still needs to provide a suitable letter of credit for the improvements. Mr. Dellinger stated that there are some deed restrictions for the property that might impact the project, but that is outside of the borough's purview. The borough will notify the applicant of those restrictions. Ray Fratini made the motion, seconded by Joe Lescisko, to approve the permit. Motion passed.

7 LYNCH

The applicant is proposing to construct a patio. The patio will slope toward the ballfield and qualifies for a stormwater exemption. John Karinch made the motion, seconded by Joe Lescisko, to recommend council approve a stormwater exemption and approve the permit. Motion passed.

305 SPRING HILL

The applicant constructed a second driveway but did not realize they needed approval and a permit before doing so. Mr. Fratini questioned if the second driveway is too close to the first one. Mr. Dellinger reviewed the ordinance, and the minimum required distance is 12 feet, which this meets. The property is on the downslope and the water run off goes towards his house. The commission had no issues with the second driveway. Ray Fratini made the motion, seconded by Joe Lescisko, to recommend council grant a stormwater exemption and approved the permit. Motion passed.

OLD BUSINESS

PRL X-RAY BUILDING

The Zoning Hearing Board will meet this Wednesday, the 25th, to hear the special exception.

ADJOURNMENT

With no further business to conduct, John Karinch made a motion to adjourn, seconded by Jeff Snyder. Meeting adjourned at 7:41 p.m.

Respectfully submitted,

Cody Rhoads
Secretary