

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON SEPTEMBER 6, 2022 AT 6:30 P.M.
IN THE CORNWALL BOROUGH HALL

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

PRESENT

Ray Fratini, John Karinch, Jeff Snyder, Bruce Conrad, Joe Lescisko, borough engineer Chad Smith and borough engineer/zoning officer Jeff Steckbeck.

PUBLIC

Meeting attendance sheet is attached hereto.

NEW BUSINESS

LEBANON VALLEY CONSERVANCY

Ron Birch and Carol Hickey from the Lebanon Valley Conservancy were in attendance. Mr. Birch explained that they have been in existence for 22 years and work to preserve open air spaces. They felt like their organization is not well known so they are attending municipal meetings to educate the public about their mission of actively trying to protect natural habitats, historic resources and farmland. There were discussions about if there was any property in the borough that might be a candidate for the conservation.

105 FORGE DRIVE

Mr. Smith reviewed the application for a fence that would be in a stormwater swale. The lot is at the upper portion of the swale and the conveyance at that point would be minor. Mr. Steckbeck was going to issue the permit as long it is a type of fence, such as a picket, that would allow water to flow through.

384.5 REXMONT ROAD

The owners of the property are seeking a permit to live in a temporary residence on the property while they construct their new home. Mr. Fratini said that in the past they have declined to grant this permission. Mr. Steckbeck stated that they must have water and sewer and the temporary residence must be behind the location of the residence being constructed. Mr. Fratini asked what is considered temporary? Mr. Steckbeck said that it would have to be defined on the permit. It could be three, four or five months. Mr. Steckbeck said he will gather more information for next month.

CORNWALL MANOR – WOODS CLUBHOUSE AND APARTMENTS

Mr. Smith stated that the borough received the plans on Friday and he will begin reviewing them. Paul Weidman, Cornwall Manor, said they have been working on the plans for a while but had some delays with the pandemic.

IRON VALLEY DRIVE

Bob Peterson, Iron Valley HOA, said that there will be three gates in Iron Valley. One will be on the drive and two will be in the golf course parking lot to prevent cars from evading the main gate. There will also be surveillance cameras and the golf course parking lot will need to be

widened. The commission had no issues with the project since it is a private street if it meets all the requirements for the zoning permit. Mr. Peterson said the police, fire company, ambulance and school district will have a transponder for the gates.

ALDEN MANSION/CALVANIA CONDITIONAL USE DECISION

Mr. Smith reviewed the two zoning permits that were issued for the mansion. The first permit is for the construction and use of a garage with an apartment as a part of Phase 1 development that the Planning Commission had reviewed and approved at prior meetings as an exemption to the requirement for land development or stormwater management plans; and the second zoning permit is for renovation and remodeling of the existing Alden Mansion for use as a wedding venue and bed and breakfast, both of which are listed permitted uses within the PD Zoning District. Prior to the meeting, the Planning Commission members were provided a copy of the March 7, 2007 Tentative Plan Decision of approval for the Calvania two lot plan which included the Alden Mansion on the 5.44 acre Lot 2. For informational purposes, provisions for a Traffic Impact Study and payment of a traffic improvement contribution at the rate of \$475 per equivalent dwelling unit, was paid by Calvania in an amount of approximately \$30,000 sometime in 2007/2008. Mr. Smith asked the Planning Commission members if Mr. Turner needed to take any further action relating to the Tentative Plan process. The Commission indicated that he did not. Mr. Lescisko did ask, however, if the project needed an Erosion and Sediment Control permit. Mr. Smith said that if they disturb more than 5,000 sq. ft. they will need an E&S permit, and Mr. Turner's engineer Chrisland is aware of these requirements.

ZONING ORDINANCE AMENDMENTS

Mr. Smith said he reviewed the borough's ordinance, other municipalities ordinances and had a discussion with Mr. Steckbeck about home-based business and home occupations. He does not believe the ordinance warrants any changes. Mr. Karinch thought some aspects of the ordinance should be relaxed, such as employees being allowed to come to a residence to carpool to an offsite work site. Mr. Rhoads questioned if that scenario changes the use to something that is no longer a home-based business or a home occupation. Mr. Steckbeck would like to gather more information on the issues with the ordinance and will report back.

COMPREHENSIVE PLAN

The committee will meet for the first time tomorrow. The groups consist of Greg Roussey, Dale Waltman, Mark Dutchess, Ron Laudeman and Bob Peterson. Mr. Steckbeck will advise the group, which will report to the Planning Commission. Mr. Steckbeck said that after the initial meeting, he would like the meetings advertised to adhere to the Sunshine Law. Julie Bowman asked about the comprehensive plan and Mr. Fratini gave a synopsis of what it entails.

ADJOURNMENT

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

Respectfully submitted,

Cody Rhoads, Secretary