

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION  
HELD ON MAY 2, 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 and borough engineer Jeff Steckbeck

PUBLIC

Meeting attendance sheet is attached hereto.

PERMIT APPROVALS

514 HEMLOCK

The applicant is proposing an addition over the existing garage. The plan met all requirements. Ray Fratini made the motion, seconded by John Karinch, to approve the permit. Motion passed.

109 LACKAWANNA

The applicant is proposing to enclose the deck to make a sunroom. Joe Lescisko asked about the downspouts now that it will be roofed. Mr. Steckbeck said that it did not present any issues. Joe Lescisko made the motion, seconded by Jeff Snyder, to approve the permit. Motion passed.

118 ANTHRACITE

The applicant was proposing to install a chain link fence with a wooden privacy fence between the neighboring property. John Karinch made the motion, seconded by Joe Lescisko, to approve the permit. Motion passed.

ALDEN MANSION

Harvey Turner, the owner, and Josh Weaber, Chrisland Engineering, presented a preliminary sketch plan for the property. Mr. Turner submitted an application for zoning for a garage/apartment. There was discussion about the 30-foot right of way, but Mr. Turner said he has no intention of utilizing it at this time. The commission members would like to see a note on the plan regarding the ROW. Mr. Steckbeck stated that Mr. Weaber is looking for the scope tonight. A note can be added, but the plan will still need to be reviewed multiple times.

Mr. Turner reviewed the proposed garage/apartment. He stated that there are some limitations as to what he can as the Mansion is on the Historic Properties register.

Mr. Weaber reviewed what their next steps would be and what the commission would like submitted to Steckbeck Engineering for review.

## NEW BUSINESS

### QUENTIN RIDING CLUB

Dennis Tulli, West Cornwall Township supervisor, wanted to give the commission an update on the proposed use of the Riding Club. The entire frontage along Route 72 would be light commercial with a small gas station, commercial shops and age-restricted apartments. The back portion of the property would be an equine therapy center and there would be houses along Maple Lane.

Mr. Tulli noted that a committee was created and there were extensive discussions to determine a reasonable development of the property. West Cornwall is going to craft an ordinance based on those discussions to aid in the development. According to Mr. Steckbeck, it has been a thoughtful and lengthy process.

The commission thanked West Cornwall for considering the borough during the process and for being good neighbors.

### APPLICATION PROCESS

Mr. Rhoads reviewed the process of how permits are issued in the borough. It is unique that the planning commission reviews permits before they move along to the county planning department for approval. Mr. Rhoads stated that there has been negative feedback from various parties as to the length of time it takes for someone in the borough to receive a permit. He asked the commission to consider other options to improve the process.

### ADJOURNMENT

With no further business to conduct, John Karinch made a motion to adjourn, seconded by Jeff Snyder. Motion passed. Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Cody Rhoads  
Secretary