

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON FEBRUARY 7, 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, Bruce Conrad, Joe Lescisko and borough engineer Chad Smith

ABSENT

Jeff Snyder

PUBLIC

Meeting attendance sheet is attached hereto.

REORGANIZATION

John Karinch made the motion, seconded by Bruce Conrad, to appoint Ray Fratini as chairman. Motion passed.

John Karinch made the motion, seconded by Ray Fratini, to appoint Joe Lescisko as vice president. Motion passed.

PERMIT APPROVALS

617 ASPEN

The applicant is proposing a 960 sq. ft. detached garaged. The applicant stated that the purpose will be for the storage of items that are currently outside. Chad Smith stated that it meets all the requirements of the ordinance. Ray Fratini made the motion, seconded by John Karinch, to approve the permit. Motion passed.

145 TICE

The applicant is proposing a 140 sq. ft. shed. Mr. Smith stated that it meets all the requirements. John Karinch made the motion, seconded by Ray Fratini, to approve the permit. Motion passed.

105 FAIRWAY

The applicant is proposing to replace an existing deck with a new deck that would add 135 sq. ft. The project met all the requirements. John Karinch made the motion, seconded by Bruce Conrad, to approve the permit. Motion passed.

120 NORTH CORNWALL

The applicant is proposing a new 128 sq. ft. greenhouse, moving the existing fence and fixing the walkway to address a water issue. The applicant explained where she would like to move the fence and the placement of the greenhouse. The project met all the requirements. John Karinch made the motion, seconded by Bruce Conrad, to approve the permit.

371 REXMONT

The applicant is proposing a 650 sq. ft. addition to the back of the current house. The addition will not encroach any closer to the neighboring property lines, there were no issues with stormwater runoff and met all other requirements. Bruce Conrad made the motion, seconded by Joe Lescisko, to approve the permit. Motion passed.

109 CORNWALL HILLS

The applicant was proposing a 270 sq. ft. front porch with an improved sidewalk. The porch encroaches into the front setback, but the ordinance allows for that, and everything else meets the requirements. Ray Fratini made the motion, seconded by Bruce Conrad, to approve the permit. Motion passed.

101 FAIRWAY

The applicant is proposing a 240 sq. ft. deck. The plan meets all the requirements. Ray Fratini made the motion, seconded by John Karinch, to approve the permit. Motion passed.

305 BOYD

The applicant is proposing a privacy fence, six feet in height and 75 feet in length. Ray Fratini made the motion, seconded by Bruce Conrad, to approve the permit. Motion passed.

75 VALLEY VIEW

The applicant is proposing to construct a detached garage. The application was first reviewed last month, and it was determined that the proposed location was in front of the house. Mr. Smith reviewed the ordinance and offered his interpretation. He did not believe the proposed location of the garage needed a variance. It was stated that the zoning officer would have the final decision, but the commission felt it should be allowed. Ray Fratini made the motion, seconded by John Karinch, to approve the permit. Motion passed.

PUBLIC COMMENT

Cathy Jackson, 310 Sping Hill Lane, asked about the written decision for the zoning hearing that was held in January. Mr. Rhoads stated that the ZHB has 45 days to issue the written decision and the borough has not received that yet. Ms. Jackson said the owner of 308 Spring Hill has not been storing the vehicles in the garage like she thought they were supposed to be doing. Once the written decision is issued, the borough will see what options they have.

Ms. Jackson said she has written emails to the council and solicitor but was not receiving any responses. Mr. Karinch said policy is that the solicitor is not to answer emails from residents. Ms. Jackson felt the council should have responded. Mr. Conrad did not believe it was appropriate to have council members respond as individuals.

NEW BUSINESS

1225 ASH LANE

Alex Kinzey, Steckbeck Engineering, was in attendance to discuss the possibility of a second driveway for the property at 1225 Ash Lane. The property connects to Holly Lane as well. There is currently no house on the property. Mr. Fratini wanted to investigate the requirements for a second driveway before making any recommendation.

CORNWALL MANOR

Mr. Smith reviewed a 2200 sq. ft. barn that is proposed for the agricultural part of the Manor campus. The barn meets the requirements for a stormwater exemption. As Steckbeck Engineering was involved with the design, Josh Weaber, Chrisland Engineering, reviewed the plan and confirmed the exemption. Paul Weidman, Cornwall Manor, gave an overview of what has occurred in the agricultural area and the vision for the bank barn.

The ELA Group reviewed the Corson Hall project at the Manor for release of the bond. They recommended the Borough release \$29,422.65 and retain \$1,500. The release includes the stormwater improvements so there was discussion as to whether any money needed to be retained. Since there is no stormwater basin, only a few pipes and inlets, it was determined that there was no need to retain any money.

Ray Fratini made the motion, seconded by Bruce Conrad, to release the full amount of \$30,922,65. Motion passed.

Mr. Weidman gave a brief update on where they are at with the proposed buildings in the Woods.

OLD BUSINESS

IRON VALLEY TIMBER HARVESTING PLAN

Mr. Fratini said he spoke with someone from Byler about what can be done at the golf course. Mr. Fratini said they should refer to the land development plan. The golf course plans to take down dead trees and was not deforesting.

Mr. Smith reviewed the original plans from 20 years ago and what needed to be done to meet the conservation plan. Mr. Smith reviewed the plan with Jeff Steckbeck. As of today, they are in full compliance. Mr. Smith will speak with Mr. Swank at Byler to find out exactly what they plan to do. It was decided that once it is reviewed and approved by Mr. Smith, the permit can be issued.

INSPECTION REQUIREMENTS FOR ZONING PERMITS

There was a discussion about if inspections should be required for zoning permits that are issued to ensure that the proposed structures are being built in the approved location. There have been instances where a permit was approved, the structure was built in a location other than what was approved and, in some instances, was then in violation of the zoning ordinance. Mr. Smith is going to speak with Julie Cheyney at county planning to see if they would do the inspections.

REVIEW CURRENT REGULATIONS FOR DETACHED ACCESSORY STRUCTURES FOR TOWNHOUSES

Mr. Rhoads stated that there is a section of the zoning ordinance prohibiting detached accessory structures for townhouses. There was a resident recently who had proposed a detached shed at their townhouse. The borough approved the permit, but the county denied it based on the wording of the ordinance. There are other townhouses that currently have detached accessory structures. It was suggested that the ordinance be reviewed to see if that portion can be removed.

Bruce Conrad made a motion, seconded by John Karinch, to recommend to council that they allow Solicitor Cleary to review the ordinance for a possible change. Motion passed.

CORNWALL JUNCTION SEWER

Mr. Karinch stated that there are issues with the recently laid sewer lines in Cornwall Junction. There are areas that have sags of 3/8" in them. There was discussion as to whether this would cause an issue in the future. The consensus was that it would not guarantee there would be a problem, but it would certainly be a possibility. Mr. Smith is going to investigate it and converse with Barb Henry about what he finds.

ADJOURNMENT

With no further business to conduct, John Karinch made a motion to adjourn, seconded by Ray Fratini. Motion passed. Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Cody Rhoads
Secretary