

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON FEBRUARY 6, 2023 AT 6:30 P.M.
AT SACRED HEART PARISH

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

PRESENT

Ray Fratini, Bruce Conrad, Joe Lescisko, borough engineers Chad Smith and Jeff Steckbeck

PUBLIC

Meeting attendance sheet is attached hereto.

NEW BUSINESS

REORGANIZATION

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

Ray Fratini made the motion, seconded by Bruce Conrad, to appoint Joe Lescisko as vice chairman. Motion passed.

BURD COLEMAN

A resident had contacted the zoning officer about a variety of projects they would like to complete at their house. The zoning officer suggested attending a planning commission meeting since the residence is in the historic district. There was nobody in attendance for the project, so the matter was tabled.

CORNWALL MANOR – WAIVERS

Cornwall Manor is waiting on comments from DEP before moving forward with the project. There was nothing further to review this month.

CONSIDERATION TO REVIEW ZONING ORDINANCE FOR POTENTIAL AMENDMENTS

There has been discussion at council meetings about reviewing the zoning ordinance. Jeff Steckbeck stated that usually if a comprehensive plan is being worked on, the zoning ordinance is addressed after that is completed, but it does not have to wait.

Mr. Lescisko stated that ten years ago when he worked on the joint comprehensive plan, there was a possibility that uses could be spread across the municipalities. Mr. Steckbeck said that the possibility of joint zoning exists with the joint plan, but it is not required.

Stan Alekna asked if the Municipal Planning Code recognizes joint zoning. Mr. Steckbeck confirmed that it does. Mr. Alekna had concerns that if joint zoning was pursued, another municipality could change their zoning and leave the borough out of compliance.

Mr. Steckbeck stated that if joint zoning was implemented, the zoning would be done with in conjunction with each other. One municipality could not simply pull out or change their zoning without the other's approval.

Jeremy Zimmerman felt that there was a lot of generic terminology in the zoning ordinance that should be cleaned up, regardless of what happens with joint zoning. He pointed out examples such as public housing and major roads. He felt developers could capitalize on the vagueness and use it to their benefit.

Mr. Alekna stated that he read portions of the South Annville zoning ordinance and felt Cornwall's was too loose and vague. He believed an ad hoc committee would be needed for any development that comes into the borough to fill in the holes, like it did with the H+K plan.

There was discussion about seeking outside agencies to assist with reviewing the zoning ordinance. Mr. Steckbeck said that West Cornwall recently went through the process and used Gannett Fleming. They had six public meetings where input was gathered, and the zoning ordinance was written based on that information.

Ray Fratini made a motion, seconded by Joe Lescisko, to recommend council solicit bids for professional services to assist with reviewing the zoning ordinance. Motion passed.

ADJOURNMENT

With no further business to conduct, Ray Fratini made a motion to adjourn, seconded by Joe Lescisko. Motion passed. Meeting adjourned at 7:06 p.m.

Respectfully submitted,

Cody Rhoads, Secretary