

**MEETING MINUTES  
CORNWALL BOROUGH, LEBANON COUNTY  
PLANNING COMMISSION  
July 2, 2018**

Regularly scheduled monthly meeting of the Cornwall Borough Planning Commission held on Monday July 2, 2018 at the Borough Hall. In attendance: Regular Attendees: Ray Fratini, Bruce Conrad, Jim Williams, John Karinch and borough engineer Jeff Steckbeck.  
Absent: Jeff Snyder. Guests: Elvin Horst.

- 1. Meeting call to order at 6:30 p.m.**
- 2. Kolter Office Building** – Information Item: ZHB granted approval for conversion of special exception dental office to special exception professional office. No variance was required for the sign.
- 3. H&K – The Preserve at Historic Cornwall Village** – Information Item: Borough Council approved a time extension for the Tentative Plan approval.
- 4. 544 Hemlock Lane Conservation Plan** – Elvin Horst of J. E. Horst Construction was in attendance representing Steve Albanesi of 544 Hemlock Lane in Spring Hill Acres. He presented a Minor Conservation Plan for a 576 s.f. garage along with 1,696 s.f. of new paved driveway. During review, the Commission noted that the additional 2,272 s.f. is less than the 2,500 s.f. limit established in the borough's Stormwater Management Ordinance and therefore qualifies for an exemption to the requirement for a SWM Plan. The site grading directs runoff from the improvements to an existing drainage swale, which diverts water away from the public roadway. The distance from the improvements to the boundary lines also exceeds the minimums established in the ordinance, so this Plan meets all the requirements of both Zoning Ordinance and SWM Ordinance. The PC voted unanimously to approve the plan. (It is noted that, by state law, the contractor is required to have a valid Erosion and Sediment Control Plan implemented prior to and during the entire construction process, however the E&S Plan does not get reviewed nor approved by the borough.)
- 5. There being no other business, the meeting adjourned at 7:10 p.m.**

**Old Business Update:**

- 1. Rexmont Apartment Project** – Mr. Zentz informed Steckbeck that the project is on hold due to excessive construction costs.
- 2. Alden Place Phase 3**– \$1,185,930 remaining on Letter of Credit. Site work for Mosaic Drive and Belltower Drive to be performed over the coming months.
- 3. Northgate at Alden Place** – \$148,368 remaining on Letter of Credit.
- 4. Bollard – Miner's Village Subdivision** – The release of financial security in the amount of \$55,000 has been postponed until pavement restoration resolved. Either wearing patch or overlay should be installed. SESI has informed Louie Hurst and Bob Gearhart to coordinate the necessary road work required for final release.

**Upcoming Commission Meeting**

Monday August 6, 2018 Planning Commission's regular meeting at 6:30 p.m. at Borough Hall.