

PLANNING AND ZONING COMMISSION
January 4 2010

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, January 4, 2010 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Jeff Snyder Robert Simmermon Joe Lescisko
Jim Williams

Borough Officials

Jeff Steckbeck Steve Dellinger Councilman Koehler Councilman Lazorick
Councilman Thomas

Public

List Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Mr. Snyder: Re-Appointed**
Mr. Snyder was re-appointed by Borough Council for an additional 5 year term until 12/31/2014.
3. **Re-Organize Officers of the Planning & Zoning Commission**
Chairman - Raymond Fratini
Vice Chairman - Jeff Snyder
Secretary - Joe Lescisko

A motion was made by Mr. Simmermon and 2nd by Mr. Williams and unanimously approved to accept the 2010 officers.
4. **CY 2009 Annual Report**
The Commission accepted the Annual Report with Goals & Objectives, prepared by Mr. Lescisko.
5. **CY 2010 Planning & Zoning Meeting Dates**

1st Monday of the month except Tuesday, July 6th and Tuesday, September 7th.

6. **H & K Plan – The Preserve At Historic Cornwall Village**

- At the December 14th Borough Council meeting, the following actions were taken related to the H&K Plan:
- A motion was passed to approve the Fiscal Impact Study.
- A motion was passed to have Special Counsel Josele Cleary research implementation of an admissions tax for the H & K project.
- A motion was passed to refer the Coordinated Mix Use Amendment and Traffic Impact Study to the Lebanon County Planning Department for comments.
- Tom Sheridan presented a Memo to Council in which he has some suggestions for traffic flow in the Borough during the H & K Development. It was decided to refer the correspondence to Chris May, Traffic Engineer (and to P&Z).
- Mr. Vranesic reviewed with the Commission the minutes of the 12/8 and 12/22/09 Ad-Hoc Meetings. At the 12/22 meeting, discussion centered around the Traffic Study results prepared by Traffic Planning and Design (TPD). Comments from that meeting included: 1) The warrant for a traffic signal at Route 72/Rte. 322 when that would be required; 2) the Rte. 72/Spring Hill Lane Intersection and how the traffic counts and projection, did not warrant a traffic light; 3) Iron Valley Drive gate proposal; 4) Is the proposed intersection at Big Hill do-able?; and 5) proposed Ironmaster Road By-Pass. The Borough Traffic Consultant, Chris May, will outline the major points needing further discussion for the next meeting Ad-Hoc Committee meeting.

NOTE: All Ad Hoc minutes are posted on the Borough's website, www.cornwall-pa.com.

- Mr. Callahan, representing H&K, informed the commission that H&K will not only construct the eastbound turning lane at the entrance on Rte. 322 during Phase I, but will also construct the westbound turning lane on Rte. 322. H&K will have construction/feasibility estimate on constructing the Big Hill intersection for the next Ad Hoc meeting and that all construction traffic will stay off Borough roads. Mr. Callahan also discussed the possibility of constructing an alley (plans attached) for the three (3) residents who live on the turn, along Burd Coleman Road at Ironmaster Road (D. Campbell, B. Campbell and Loser). It was pointed out that the Algeo property, which fronts on Ironmaster Road, is also accessed by the same right-of-way. Since the

existing alley is maintained by the property owners, it was assumed that the Borough would not be involved in maintaining the extension of the alley.

- Mr. Callahan made the suggestion that Jon Byler and the presidents of Iron Valley IV-1 and IV-4 homeowners associations be invited to the next the Ad-Hoc Committee to discuss Iron Valley Drive. A suggestion was made not to connect Phase 2 (Big Hill) to Iron Valley Drive at all – but to instead use the 50-foot access to Rexmont Road that was previously reserved as part of the prior Sheridan Corporation subdivision (that created the lots fronting on Rexmont Road).
- There was also discussion regarding the proposed permanent access to Rexmont Road (next to the new Fire Company building), which would be constructed in Phase 4. Concerns were raised as to the amount of additional traffic that would be contributed to Rexmont Road – and ultimately to the tunnel and the other intersections to the north. The use of the proposed connection for “emergency access” only, was generally considered acceptable.

7. **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**

The Planning and Zoning Commission recommended conditional approval of the Plan at the December 7th meeting. Borough Council approved all the waivers/modifications and granted conditional approval of the Plan at the December 14th Council meeting. A revised Plan was received for review on December 9th. HEA provided comments on December 31st [see letter attached].

8. **Miners Crossing – Lot 66**

A revised design for proposed revisions to the driveway to comply with the slope requirements of the Borough’s Subdivision and Land Developed Ordinance was received for review on December 3rd. HEA reviewed the proposed design and provided comments to the Borough Solicitor and Borough Council at the December 14th Council meeting [see letter attached]. The Deposition related to the lawsuit that was scheduled for mid-December has been rescheduled indefinitely.

The commission reviewed Hanover’s comments (12/14/09) and agreed that the design meets the 15% maximum slope requirement in the SALDO, but the practicality of maneuvering a standard automobile up the driveway and into the garage appears not to be possible, not to mention there appears to be a safety issue. The commission agrees with Mr. Cook that this issue should be settled in the courts.

9. **Iron Valley Estates – Lot 20**
All improvements have been completed; any remaining financial security can be released.
10. **Iron Valley Estates – Lot 21**
All improvements have been completed; any remaining financial security can be released (Byler lot).
11. **Iron Valley Estates – Lot 52**
Awaiting a request for final inspection of improvements, after which financial security can be released.
12. **Miners Crossing – Overall Development**
As of the last time that HEA was requested to inspect the development, the six (6) white pines (screen trees) required to be planted on Lot 68 between the driveway and the property line shared with Lot Nos. 66 and 67 had not yet been planted. All other lot-related improvements have been completed.
13. **Miners Crossing – As-Built Plans for Individual Lots**
All As-Built Plans submitted for review were acceptable. However, signed and notarized copies were not provided to the Borough Office from all of the lot owners as requested.
14. **Dedication of Granite Street**
The time period for acceptance/dedication of the street reopens on March 1st.
15. **Krissinger Property (Culvert Street)**
Awaiting the planting of trees and a subsequent request for final inspection of improvements, after which financial security can be released.
16. **Miners Crossing – Snow Plowing**
Mr. Fratini was approached by a homeowner asking for a recommendation as to whether Granite Street can be plowed by the Borough or should it be done by a private contractor as this street has not been dedicated. A motion was made by Mr. Fratini, seconded by Mr. Snyder and unanimously approved to pass this on to Borough Council without a recommendation because of the legal issues.
17. **LCPD – On Lot Sewage Fee Increase**
A letter was received from county planning (12/7/09, Gordy Sheetz) that states the county needs to have the administrative fees for the on-lot sewage program increase because

reimbursement from the state has dropped from 85% to < 45%. A motion was made by Mr. Lescisko, second by Mr. Simmermon and unanimously approved to recommend to Borough Council that they adopt this resolution to raise the fees.

18. **Alden Place – Lot 317**

As noted [attached], a revised Lot layout plan with a new driveway configuration was approved by Mr. Fratini on 12/16/09.

19. **Lavery – 274 Rexmont Road**

The Borough Engineer informed the commission that the rocks in the road right-of-way have been removed.

20. **Iron Valley Golf Course Clubhouse**

Per Mr. Steckbeck's letter (1/4/2010), all final ten (10) trees were planted and he recommends release of all financial security. A motion was made by Mr. Williams, seconded by Mr. Simmermon and unanimously approved to recommend to Borough Council release of all security deposits on the Iron Valley Golf Course Clubhouse.

21. **Upcoming Commission Meeting**

- Tuesday, January 12th, Ad Hoc Committee on H&K at 7:00 p.m., Borough Hall [POSSIBLE DATE CHANGE?]
- Tuesday, January 26th, Ad Hoc Committee on H&K at 7:00 p.m., Borough Hall
- Monday, February 1st, Planning & Zoning regular meeting at 7:30 p.m., Borough Hall

22. **Adjourned 8:55 p.m.**

Respectfully submitted,

Joseph L. Lescisko
Secretary
www.cornwall-pa.com

cc: Borough Council & Solicitor
Jeff Steckbeck, Borough Engineer
County Planning Department
Steven Dellinger, Alternate Borough Engineer
Josele Cleary, Special Counsel