



BOROUGH OF CORNWALL

36 Burd Coleman Road

PO Box 667

Cornwall, Pennsylvania 17106-0667

Phone: (717) 274-3436 Fax (717)274-3496

PLANNING AND ZONING COMMISSION

February 1, 2010

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, February 1, 2010 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Jeff Snyder Joe Lescisko Jim Williams

Borough Officials

Jeff Steckbeck Steve Dellinger

Public

List Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.

2. **H&K Plan – The Preserve at Historic Cornwall Village**

Mr. Lescisko reviewed the meeting notes from the January 26, 2010 Ad Hoc meeting with assistance from Mr. Callahan and Mr. Steckbeck. The meeting discussed the Water Authority issues regarding sewer flows and the options for getting water to the development (water tank or booster stations). The second half of the meeting centered around the traffic issues which included the following:

- There will be limited vehicle access in Phase 3 onto Rexmont Rd.
- “Big Hill” Development access from Rexmont Road onto Iron Valley Drive. Mr. Alekna raised the question that he doesn’t think the Iron Valley Drive gate issue is for the Ad Hoc Committee to resolve. After some discussion, a motion was made by Mr. Alekna, seconded by Mr. Fratini and unanimously approved that the Iron Valley Drive Gate issue will not be resolved by the Committee, but by the Homeowner’s Association and Mr. Byler. This issue is now off the table.

- Provide access for the four (4) residents who live on the turn at Burd Coleman Road.
 - Provide both LEFT turn and RIGHT turn lanes on Route 322 leading into water park in phase 1.
 - Provide improvements to Ironmaster Road leading out to Route 117.
 - Provide a left turn lane onto Boyd Street By-pass and left turn lane into Commercial Development (Phase 5).
 - Provide temporary construction entrance onto Boyd Street for Phase 4.
 - Understand that the intersection of Burd Coleman Road, Cornwall Road and Route 419 (Sacred Heart Church) will not be improved.
- i. Mr. May also reviewed Tom Kotay's comments (1/20/10 e-mail) regarding the Traffic Study. The reoccurring theme throughout the document was not only to get H & K to share/pay in 100% of improvements to intersection(s), signal, extra signs, guardrails, etc, but to have this in writing before the land development plan is approved.

The meeting ended with Special Counsel, Josele Cleary, stating that she will provide the committee with a draft agreement that incorporates all of the Borough's traffic improvements and zoning/land development requirements that H&K must agree to before a public hearing on the ordinance amendment can be held or a tentative (land development) plan can be submitted.

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

The Commission discussed several of the issues noted in the ad-hoc minutes. They concur with the idea of a new water tank to address H&K's pressure requirements and for the provision of sufficient fire flow and peak flow for the development. The Commission discussed the impacts of installation of a gate on Iron Valley Drive on traffic re-distribution into Miners Village. Current traffic which uses IV Drive to get from Rexmont to Route 322 will be re-routed through the village when and if the gate gets installed. Since one of the primary concerns of the borough is to avoid an increase of traffic into existing borough neighborhoods, a suggestion was made that the construction of the Minersvillage by-pass road should be moved up in the schedule. Currently it is shown in Phase 4. The Commission recommends to the ad-hoc committee and to Borough Council that the by-pass should be moved forward into Phase 2. This will be further discussed at the February 23rd meeting, when H&K will be present.

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

The developer's consultant is working on addressing the conditions of Final Plan approval.

4. **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 Development 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. The Borough Council is in agreement with Hanover’s comments and agreed that the design meets the 15% maximum slope requirement in the SALDO but the practicality of maneuvering a standard vehicle up the driveway and into the garage appears not to be possible. The Council agrees that this issue should be settled in court.
5. **The Woods**
(1) A revised dwelling type, sun room addition and a screened deck addition to a unit at 528 Sassafras Drive and (2) a screened deck addition to a unit at 208 Creek Drive were reviewed and approved under the new “plan deviation” guidelines [See HEA letters dated 01/21/10].
6. **Iron Valley Estates – Lot 52**
Awaiting a request for final inspection of improvements, after which financial security can be released.
7. **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.
8. **Miners Crossing –As-Built Plans for Individual Lots**
Borough Office is checking to see which signed and notarized copies of the As-Built Plans were not provided to the office from lot owners, as requested.
9. **Dedication of Granite Street**
The time period for acceptance/dedication of the street reopens on March 1st.
10. **Krissinger Property (Culvert Street)**
Awaiting a request for final inspection of improvements, after which financial security can be released.
11. **Architectural District (Historic Overlay)**
Mr. Fratiini received a call from county planning regarding whether there are any restrictions on replacement windows in the Historic District. The Commission’s definition of replacement windows is “a window that goes into the existing opening”. With that being said, anything other than that would require a planning commission review. Mr. Fratini will contact County Planning on P&Z’s decision.

12. **PRL Industries – 64 Rexmont Rd**

County Planning received a request from PRL to build a 50' X 75' addition onto one of their existing buildings. This addition would be over existing paved area. Would they require a Land Development plan?

The Commission reviewed the subdivision ordinance and determined that expansion of a non-residential building falls under the definition of land development. Mr. Steckbeck concurred with this interpretation. He then indicated that past practice of the borough was to require LD Plans from other non-residential property owners when they expanded existing buildings. Cornwall Manor, in particular, had to file LD Plans for expansion of several of their buildings over the course of a 10 year period. Steckbeck did indicate that since the area of the expansion was already paved, PRL would be able to obtain a waiver of the requirement for a stormwater management plan.

A motion was made by Mr. Fratini, seconded by Mr. Williams and unanimously approved to instruct Mr. Steckbeck to inform PRL that a Land Development Plan would be required.

13. **Grace's Restaurant**

The engineer from Diehm and Sons who had met with the Commission last summer to talk about a new use of the former Grace's Restaurant site has contacted Manager Danz. He was supplied a Conditional Use Application form and fee schedule. It is anticipated that they will file an application for approval of some type of auto repair business in the near future.

14. **Sprinkler System on New Construction**

Mr. Steckbeck informed the Commission that the Statewide Building Code now requires sprinkler systems in all new residential construction. For 2010 it only applies to multi-family units. In 2011, it will also apply to single family dwellings.

15. **Tunnel Improvements – Boyd Street**

Tom Smith, Borough Road Supervisor, updated the commission on where the county is at on repairing the loose stone work to the underside of the tunnel. Bids will be going out in February; award contract in March and work to be completed in April. The work can only be done when the temperature is above 40°.

16. **Iron Valley Drive**

Mr. Sheridan addressed the commission again on Iron Valley Drive. The two issues which he would like to see addressed are: speeders and illegal vehicle traffic. He has been in contact with Chief Harris and at this point would need council to act upon his request.

17. **Upcoming Commission Meeting**

- a. Tuesday, February 9th, Ad Hoc Committee [Executive Session] on H&K at 7:00 p.m., Borough Hall
- b. Tuesday, February 23rd, Ad Hoc Committee on H&K at 7:00 p.m., Borough Hall
- c. Monday, March 1st, Planning & Zoning regular meeting at 7:30 p.m., Borough Hall

18. **Adjourned 8:45 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