

**PLANNING AND ZONING COMMISSION**  
**January 3, 2011**

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, January 3, 2011 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini    Jeff Snyder    Robert Simmermon    Jim Williams

Borough Officials

Jeff Steckbeck    Steve Dellinger

Public

List is Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **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 2<sup>nd</sup> by Mr. Williams and unanimously approved to accept the 2011 officers.

3. **CY 2010 Annual Report.** The Commission accepted the Annual Report with Goals & Objectives, prepared by Mr. Lescisko.

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

- Construction has commenced on the first pair of semi-detached dwellings. HEA is performing construction observation of improvements as necessary during construction.
- Harassment letter sent to Cornwall Borough by builder Bob Brandt stated the harassment has come from Frank Farentino and both the son and daughter of Mrs. Farentino.
- A motion was made by Mr. Snyder and 2<sup>nd</sup> by Mr. Williams to revise and clarify the P&Z minutes from last month pertaining to this matter to remove the address of the elder Mrs. Farentino who was not one of those persons who was having discourse with Brandt Builders. .

5. **Proposed Zoning Ordinance Amendment – Blue Bird**

Borough Council, at its December 13<sup>th</sup> meeting, authorized HEA to coordinate with Sam Weiss to advertise the required public hearing for the Ordinance amendment. HEA will coordinate with Steve Danz and Sam Weiss to set a date so that council can take action.

6. **Elizabethtown Area Water Authority – Minor Subdivision Plan**

The Minor Subdivision Plan prepared on behalf of the Elizabethtown Area Water Authority (EAWA) was conditionally approved by Borough Council at its December 13<sup>th</sup> meeting. It was reported by Mr. Steckbeck that the subdivision plan is on its way from EAWA with final signatures, seals and notarizations for final processing by the borough and county.

7. **Sheds at the Rear of 360 Boyd Street**

A neighboring resident's concerns about the dilapidated condition of two sheds located on the H&K property north of Gold Road in Minersvillage was forwarded to Paul Callahan for action. Mr. Callahan has indicated that the sheds will be removed.

8. **Karl Karinch Blue Bird Issues**

- As was mentioned in the November and December P&Z minutes, Karl's letter and questions have been passed along to County Planning. Chief Zoning Officer Song Kim is aware of Karl's questions and will look into each one and respond accordingly.
- Due to the holiday period Jeff Steckbeck was not able to work with Steve Danz to research the Borough's files to identify the most recently approved land development plan for the Blue Bird Inn. Mr. Steckbeck said he would be talking to Steve later in the week concerning this matter.
- In a letter to the P&Z commission Mr. Karinch stated that he did not want Mr. Dellinger to proceed with his questions concerning the Blue Bird's parking at this time.

9. **Cornwall-Lebanon Regional Planning Task Force**

- Information was presented by Mr. Simmermon detailing the Official Kick-Off meeting to be held on Monday January 31<sup>st</sup> at 6:30 pm at the South Lebanon Township building. This meeting will initiate the partnership with Gannett Fleming and the regional

task force.

- Discussion was held on the Driving Tour which will take place on Monday, February 28<sup>th</sup> at 9:00am. Councilman Koehler, Joe Lescisko have stated they can attend. Mr. Snyder has volunteered to take the place of Mr. Simmermon. Possible locations to be shown in Cornwall Borough:
  - H & K Development
  - Alden Place
  - Cornwall Manor's expansion project along Iron Master road
  - 419/Rt. 72-intersection
  - 322/Rt. 72-intersection,
  - Zinns Mill Road and Rt. 72 (Chester Shoal development area)
  - Southern edge of Borough opposite Spring Hill entrance

#### 10. **Borough Engineer Updates:**

- Traffic Signal 419/rt. 72 – Steckbeck reported that the design layout has been amended by senior PennDOT designers to remove the double straight through lanes on Route 72. There will now be a single straight lane sandwiched between a designated right turn lane and designated left turn lane.
- Gannett Flemming received the contract for the Regional Comprehensive Plan. The kickoff meeting date is noted above. One of the first tasks Gannett will perform will be a questionnaire which will be mailed to residents of the planning area.
- H & K will be filing with the State for their access permit to 322 322 in the near future. They have been working with architect Cheryl O'Brien and traffic engineer Eric Mountz to finalize and submit the HOP application. Other work has been delayed until they are sure they will receive approval of the Route 322 entrance driveway.

#### 11. **Upcoming Commission Meeting**

Monday, February 7<sup>th</sup>, Planning & Zoning regular meeting at 7:30 p.m., Borough Hall

**Adjourned 8:15 p.m.**

Respectfully submitted,

R. Boo Simmermon

Acting Secretary

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