

**PLANNING AND ZONING COMMISSION**  
**February 2, 2009**

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, February 2, 2009 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini      Robert Simmermon      Joe Lescisko      Jim Williams

Borough Officials

Jeff Steckbeck      Steve Dellinger      Councilman Koehler & Lazorick

Public

List Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Miners Crossing –Overall Development**  
At the January 12, 2009 Borough Council Meeting, Council approved the reduction of the Letter-of-Credit for the improvements constructed for the Miners Crossing Development to the amount of \$4,723.50, which included \$1,822.50 for completion of the site work and \$2,901.00 for the completion of individual lot improvements.
3. **Miners Crossing –As-Built Plans for Individual Lots**  
No activity has occurred since the letter dated November 1, 2008 was sent to Landmark, and copied to all lot owners, (1) noting the need for trees on Lot 68 and (2) requesting that signed copies of the plans be submitted to the Borough for its records.
4. **Miners Crossing – Lot 66**  
At the January 12, 2009 Borough Council Meeting, Council voted to fine Landmark Builders for non-compliance with the Borough's Subdivision and Land Development Ordinance (regarding the permitted slope of driveways).
5. **Iron Valley Estates – Lot 27**  
On January 13<sup>th</sup>, Mr. Byler contacted Hanover Engineering to indicate that the trees have been ordered. They will be planted as soon as the weather permits.

**6. There has been no change in status since the January 2009 meeting for the following lots/projects:**

- **Iron Valley Estates – Lot 2**
- **Iron Valley Estates – Lot 20**
- **Iron Valley Estates – Lot 21**
- **Iron Valley Estates – Lot 52**
- **Miners Crossing – Lot 59**
- **Miners Crossing – Lot 72**
- **Miners Crossing – Lot 74**
- **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**
- **Krissinger Property (Stoner Subdivision)**

**7. IVE Phase 4C Lot 75**

Received plans from Pioneer Management (1/29/09) for Lot 75 Phase 4C. Mr. Steckbeck will review the plans and comment at the March meeting.

**8. Julich Development**

Mr. Steckbeck reviewed Gary Matthews request to release the remaining \$5,000 security bond. A motion was made by Mr. Fratini, 2<sup>nd</sup> by Mr. Williams and unanimously approved to recommend to Borough Council release of the remaining \$5,000.

**9. 134 Pamela Lane**

Steckbeck talked to Gary Matthew about this resident's problems with her wheel chair not being able to navigate the roll curb and that the Borough would like Julich developer to consider constructing a handicap curb cut for this property owner. Mr. Matthew will respond to Steckbeck after discussing with the developer.

**10. H&K Update**

H&K staff invited Mr. Fratini & Mr. Lescisko to an informal meeting on the future of the 470 acres H&K owns in the Borough. H&K has owned the land for almost 10 years and they have obtained Conditional Use Approval and Land Development Plan approval for the rock crushing operation, cement plant and asphalt plant. The rock crushing operation has been projected to be a 40 year process – expanding from its current location on the General Industrial ground east of the open pit lake to other piles of rock in areas behind Burd Coleman Village and to the “big hill” north and west of Miner's Village. During its projected 40 year lifespan, the rock rushing operation has been approved by DEP and the Borough to disturb 270 of the 470 acres of ground.

H&K is now considering a change in use from rock crushing to mixed use development. They have been working with two planning and economics experts to ascertain the best mix of uses consisting of a variety of residential sizes; low traffic village commercial; a potential hotel; and a variety of recreational amenities to serve these uses. H&K's ideas are in their infant stages and they are consulting with a variety of local residents and government officials as well as state government and economic development departments. The plans H&K has prepared to date are very dynamic, subject to drastic change once feed back is obtained from H&K's experts and consultations with the people and agencies mentioned. No formal plan submission has been offered yet and no presentation was made by H&K to the P&Z Commission. It may be several months before H&K is ready to make a formal presentation to the Borough. At this point in time these are only concept ideas and nothing more.

**11. Upcoming Commission Meeting**

- Monday, March 2<sup>nd</sup> regular meeting @ 7:30 p.m. Borough Hall.

**12. Adjourned 8:25 p.m.**

Respectfully submitted,

Joseph L. Lescisko  
Secretary

[www.cornwall-pa.com](http://www.cornwall-pa.com)

cc: Borough Council & Solicitor  
Jeff Steckbeck, Borough Engineer  
County Planning Department  
Steven Dellinger, Hanover Engineering