

**PLANNING AND ZONING COMMISSION**  
**February 4, 2008**

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, February 4, 2008 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. **Miners Crossing – Overall Development**  
HEA met with a representative of Landmark Homes on 11/20/07 to review any remaining improvements requiring completion. HEA letter summarizing the remaining items to complete was sent on 11/29/07. No response has been received to date regarding the letter sent to Sheridan Corporation regarding the sheds on Lot No. 74 that were noted “to be removed” on the approved Plan
3. **Miners Crossing – Lot 66**  
The issue of the excessive slope of the driveway remains unresolved.
4. **Miners Crossing – Lot 68**  
HEA met with a representative of Landmark Homes on 11/20/07 to discuss minor adjustments needed to the swale. The planting of six (6) white pines is also required.
5. **Iron Valley Estates – Lot 2**  
The property owner raised a question on the need for the 28 replacement trees shown on the approved land development plan. No inspections have been requested since August. A “contact me” request was faxed to the builder (Bob Brandt) on 2/02/08]. HEA talked to Bob Brandt on 2/04/08 - “final” inspection

will be scheduled in the near future. The requirement for the planting of all of the 28 replacement trees will also be discussed.

**6. Iron Valley Estates – Lot 27**

An attempt was made to contact the developer by phone on 01/04/08 regarding the schedule for planting of the replacement trees (still awaiting a response). A “contact me” request was faxed to the developer (Jonathan Byler) on 2/02/08]. The developer contacted HEA on 2/05/08. He will follow up with the property owner and provide a schedule (in writing).

**7. Status of Gerald Musser Lots**

At their meeting on 01/14/08, Borough Council approved the release of financial security for Lot No. 53 and the reduction of financial security for Lot No. 49. A final inspection of Lot No. 49 is scheduled within the next week. It is our understanding that the required as-built plans for Lot Nos. 36, 39 and 46 are currently being prepared.

**8. Jesse Horst (former Scheib Subdivision)**

Jesse Horst contacted HEA on 10/30/07 to discuss the remaining items to complete the project. No contact with the developer has occurred since that date. HEA contacted Jesse Horst by telephone on 2/04/08. The only remaining item to complete is the raising of the emergency spillway elevation, which will occur as soon as the weather conditions permit.

**9. Iron Valley Estates – Lot 52**

No inspections have been requested to date.

**10. Ordinance Amendments**

LCPD comments on both the draft Zoning Ordinance and draft Subdivision and Land Development Ordinance were received on January 16, 2008. Proposed revisions in response to these comments were prepared by Hanover Engineering. After resubmission of the additional revisions to the Lebanon County Planning Department (LCPD), a P&Z public meeting (Monday, March 3<sup>rd</sup>) and a Borough Council public hearing will be required prior to adoption of the ordinances.

Planning & Zoning recommends resubmitting the Zoning Ordinance & Draft Subdivision & Land Development Ordinance to Council & County Planning. Mr. Lescisko was instructed to set up the March 3<sup>rd</sup> Planning & Zoning meeting at Sacred Heart Parish Community Center @ 7:30 p.m. in anticipation of a large number of citizens coming out.

The additional revisions to the Subdivision and Land Development Ordinance will also include language requested by the Borough Engineer (1) requiring 11” x 17” versions of the approved plans for construction purposes and (2) digital versions of approved plans for incorporation into the Borough’s GIS-based mapping.

**11. Calvania LDP**

Final plan and development agreement have been approved. Still awaiting submission of Financial Security at which time the plan will be recorded and the building permit may be issued

**12. H&K Update**

Complaint committee will be meeting to review the CCC's allegation that the 15 foot high stone berms need to be measured from the height of the crusher jaws, not from the ground elevation. Solicitor Leicht has rendered her legal opinion.

**13. Donald Stoner Subdivision**

The Final Plan has been approved. The Borough is awaiting receipt of the financial security and recreation fees as a pre-requisite to releasing the plan for recording.

**14. 113 Pine Street, Debra Bamberger**

Jeff will perform an inspection to see if the OWB underground piping work on the neighboring property diverted stormwater towards the Bamberger house.

**15. CQM Grant**

Mr. Lazorcik stated that the Recreation Commission is looking at lights at Goosetown but before they do anything they will be sending out an information letter to citizens who live in the area.

**16. Karinch Letter**

Let the record show that the Borough received a letter from Karl Karinch (1/31/08) stating that he doesn't understand why Greish received a variance on his petition from the Zoning & Hearing Board but Karl's Spring House petition was denied. The Commission stated the Zoning & Hearing Board is an independent body that acts on each case individually based on all the information provided.

**17. Cornwall Hills**

A letter was received from Landmark (1/22/08) requesting a release of the Bond for Cornwall Hills site & storm sewer to a maintenance Bond.

**18. Planning Commission Seminar**

The newer Commission members are encouraged to attend the ½ day seminar on understanding the role of local government in planning & land use. The seminar will be at the Hershey Lodge, Sunday, May 11<sup>th</sup> from 12:30 – 4:30 p.m. The cost is \$25/person, which the Borough will pay.

**19. Upcoming Commission Meeting**

- Monday, March 3<sup>rd</sup> regular meeting @ 7:30 p.m. Sacred Heart Community Center. The meeting will include a “public meeting” on the proposed Zoning and Subdivision/Land Development Ordinances.

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

## NOT DISCUSSED BUT WERE PART OF HEA STATUS REPORT

21. **Miners Crossing – Lot 73**  
Driveway paving and final grading/seeding remain.
22. **Iron Valley Estates – Lot 20**  
No inspections have been requested since August. It is our understanding that the remaining replacement trees will be planted in the spring.
23. **Iron Valley Estates – Lot 21**  
An acceptable as-built plan needs to be submitted to allow release of the financial security for the lot.
24. **Iron Valley Estates – Lot 28**  
An inspection of the final grading/seeding is all that remains prior to release of the remaining financial security for this lot.
25. **Cornwall Manor - The Woods**  
Construction continues in Phases 1 and 2.
26. **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**  
Time extensions for the review of this Plan have been granted while the Zoning Ordinance amendments relating to “architectural compatibility” are reviewed and enacted.

Respectfully submitted,

Joseph L. Lescisko  
Secretary

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

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