

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

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, August 4, 2008 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini	Jim Williams	Joe Lescisko	Jeff Snyder
Robert Simmermon			

Borough Officials

Jeff Steckbeck	Steve Dellinger
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Public

List Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Barbara Wolf/Guy Braxton Subdivision Plan**  
The plan was conditionally approved by Borough Council at the 7/14/08 meeting.
3. **Miners Crossing – Dedication of Granite Street/As-Built Plans**  
Via email on July 23, 2008, Landmark Homes directed Steckbeck Engineering to proceed with the necessary survey and as built drawings of the improvements, etc required by Cornwall Borough and the Municipal Authority to complete the dedication process for Granite Street. The as built information for lots 64, 65, 66, 68, 69, 70 and 73 is also to be included on the plans. Mr. Steckbeck commented that all the field work is done and that he was instructed to turn over all results to Landmark who will then submit the plans to Borough Council by the August 11<sup>th</sup> meeting. At that time HEA will then review the as-built plans.

Mr. Fratini made the recommendation that he wants “everything” completed before any developments are turned over to the Borough. Mr. Lescisko also stated that the Borough Water Authority has not been receiving “as-built” plans that shows actual location of laterals and curb cuts. Developers will be reminded of this requirement during the course of development plan reviews.

Stan Alekna wanted put on record how the Borough Engineer can be allowed to do a fee for service for a private developer. It would seem that this would be a conflict of interest. It was noted that Hanover Engineering was appointed as the Alternate Borough Engineer – to review any projects done by the Borough Engineer’s firm. Steckbeck then explained his history as Borough Engineer since he was appointed in 1992. For the first eight years, it was agreed by Council and Steckbeck that he would be contracted to perform all Borough engineering work and in return, he would not perform any private work for developers. All went per agreement for the first eight years. Then in year 2000 Council hired Steve Dellinger at Rettew Associates, at the recommendation of the Planning Commission, to complete the Comprehensive Plan. In the same year, the Borough Authority hired Gannett Fleming to do water line design work. These projects represented tens of thousands of dollars of borough work which was not assigned to Steckbeck per the agreement he had with Council, so he requested Council to allow him to perform private work to offset that lost revenue, Council gave permission to Steckbeck to perform private work for developers. At the same time they appointed Steve Dellinger to be the alternate Borough Engineer who would review any private work performed by Steckbeck. Thus, there is no conflict of interest since neither Steckbeck nor Dellinger review their own work.

**4. Miners Crossing – Lot 59**

Hanover Engineering reviewed and approved a revised lot grading plan for Lot 59 on 6/10/08 [see attached letter]. Ray Fratini reviewed and concurred with the requested change.

**5. Miners Crossing – Lot 66**

After as-built plans are received for the lot, Hanover Engineering will schedule a site visit to review an ongoing stormwater runoff issue on Lots 65 and 66. Mr. Cook was in attendance and raised concerns about facing another winter season where he can’t get safely up his driveway. [The snow easement on the cul-de-sac in front of his lot precludes him from parking there and overnight parking is prohibited at the parking lot at the hockey rink.]

**6. Miners Crossing – Lots 67 and 72**

Dwellings currently under construction. Roof infiltration pits were inspected on 7/18/08.

**7. Iron Valley Estates – Lot 2**

At last month's meeting, Mr. & Mrs. Ginder were present and provided a letter and pictures (6/24/08) that requested that they be granted a waiver to having to plan/replace 28 trees along their driveway. Hanover will inspect Lot 2 and provide a recommendation for the September meeting. A request for a reduction in the letter-of-credit for this lot also has been received and reviewed [see attached letter]. A motion was made by Mr. Lescisko and 2<sup>nd</sup> by Mr. Snyder and carried unanimously to recommend to Borough Council a reduction in the letter of credit from \$28,426.61 to \$2,310.00.

**8. Iron Valley Estates – Lot 20**

A letter was sent to the property owners requesting a status on the possible modifications to the existing driveway swale [see attached letter].

**9. Iron Valley Estates – Lot 52**

Dwelling currently under construction. Roof infiltration pits were inspected on 7/25/08 and 7/28/08.

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

A time extension until October 15, 2008 was granted.

Mr. Steckbeck commented that Mrs. Bollard is trying to decide on 5 or 7 units.

**11. There has been no change in status since last month's meeting for the following lots/projects:**

- Iron Valley Estates – Lot 21
- Iron Valley Estates – Lot 27
- Iron Valley Estates – Lot 28
- Miners Crossing – Lot 74
- Cornwall Manor - The Woods

**12. Alden Place Phase 1**

Mr. Steckbeck provided a letter (7/25/08) requesting a reduction in the letter of credit for Phase 1 Alden Place. Mr. Lescisko made the motion, 2<sup>nd</sup> by Mr. Fratini and carried unanimously to recommend to Borough Council to reduce Alden Place Phase 1 from \$1,609,318 to \$143,446.50.

**13. Alden Place Phase 2**

Mr. Steckbeck provided a 2<sup>nd</sup> letter (7/25/08) requesting a reduction in the letter of credit for Phase 2 Alden Place. Mr. Lescisko made the motion, 2<sup>nd</sup> by Mr. Simmermon and carried unanimously to recommend to Borough Council to reduce Alden Place Phase 2 from \$1,977,754 to \$1,508,302.95.

**14. Blue Bird - Sidewalk**

Steckbeck met with Karl Karinch to review the layout and grades for the sidewalk. Mr. Karinch indicated that he will pour the concrete on Tuesday August 12<sup>th</sup>.

**15. H & K Update**

Per Mr. Steckbeck there is nothing new to report.

**16. Blue Bird – No Parking Signs**

Mr. Arnold again approached the Commission regarding the no parking signs that are on the north side of Cornwall Hills Drive. Mr. Arnold would like to see those signs removed. The Commission request that Mr. Steckbeck review the plans to see if adequate distance is available for vehicles to back out of the parallel spaces along the south side of Cornwall Hills Drive and would not interfere with vehicles parked along Cornwall Hills Drive. Mr. Fratini will also call the road supervisor, Tom Smith to perform a site visit. Mr. Steckbeck noted that “no parking” on Cornwall Hills Drive was established by the plan notes on the approved subdivision plan. This was the developer’s desire. Once the roadway was completed and dedicated to the Borough, it became the Borough’s responsibility and prerogative, as with all Borough roads, to implement and enforce and monitor traffic control. The Borough has the right, at any time on any Borough road, to change the traffic controls and signage if the Borough deems it is necessary or desirable to improve traffic conditions. In this case, if the lot owners on Cornwall Hills Drive want to change the road signage, speed limits, or parking restrictions then they may certainly petition the Borough Council to do so. Council may then exercise their prerogative.

**17. Regional Planning**

County Planning is in the process of developing a regional planning “task force” to include North Cornwall, West Cornwall, Mt. Gretna, South Lebanon, North Lebanon and Cornwall Borough. This would follow the Cedar Crest School district boundary lines for purposes of developing regional planning. Mr. Lescisko and Mr. Simmermon would be willing to serve on the task force. If Borough Council endorses this concept then they need to appoint 2 members from Planning & Zoning and no more than 3 members from Council to this committee, in order not to violate the Sunshine Act. County Planning would like to have their first meeting late August or early September.

**18. Upcoming Commission Meeting**

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

**19. Adjourned 8:45 p.m.**

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