

PLANNING AND ZONING COMMISSION
July 7, 2008

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, July 7, 2008 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Jim Williams Joe Lescisko Jeff Snyder

Borough Officials

Councilmen Lazorcik and Koehler Jeff Steckbeck Steve Dellinger

Public

List Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Ordinance Amendments**
The proposed zoning and subdivision/land development ordinances were adopted by Borough Council on June 9th. Commission members have copies.
3. **Wolf/Braxton Subdivision Plan**
HEA review letter was issued on 5/30/08 (see letter dated 5/30/08). A motion was made by Mr. Snyder, 2nd by Mr. Fratini and carried unanimously to recommend to Borough Council approval of the Wolf/Braxton plan with the following conditions (as stated in the HEA letter):
 - (a) Receipt of planning module approval.
 - (b) Receipt of a well permit from the Authority.
 - (c) Payment of the recreation fee.
 - (d) A developer's agreement with financial security for improvements in the amount of \$33,300.00.

Borough Council will also have to approve the proposed flag lot.

The Commission also approved the Planning Module for this subdivision and Chairman Fratini completed and signed Form 4A where necessary and left the

Module package on the conference table for Steve Danz to process through Borough Council next Monday night.

4. Miners Crossing – Dedication of Granite Street

A letter to Landmark Homes was sent on 5/30/08 (see attached). The letter detailed (1) the specific requirement for an “as-built” plan of the road and related stormwater facilities, as well as (2) a list of remaining improvements to be completed on the individual lots in the development. This letter was followed up by email correspondence to Landmark reminding them of a requirement for the submission of as-built plans for Lot Nos. 64, 65, 66, 68, 69, 70 and 73 [which was a condition of the approval of revised grading plans, etc.]. Scott Burkholder contacted HEA by phone on June 11 to clarify the reason for the as-built plan requirement for the lots. No other correspondence/contact has occurred subsequent to that date.

5. IVE – Lot 66

A letter was sent to Landmark requesting “as-built” plans for Lot 66 before July’s meeting, and to remind them that the driveway violation must be corrected and that no more financial security will be released until such time that it is corrected (see letter dated 6/10/08). No as-built plans were received prior to the meeting. As a result, a motion was made by Mr. Fratini, 2nd by Mr. Snyder and carried unanimously to recommend to Borough Council that Hanover Engineering prepare as-built plans for all of the improvements to Miners Crossing including all lots and that this cost be paid for from Landmark’s Financial Security Bond.

Hanover Engineering will schedule a site visit in the near future to review an ongoing stormwater runoff issue on Lots 65 and 66.

6. Miners Crossing – Lots 67 and 72

Dwellings currently under construction. A revised roof infiltration pit design for Lot 67 was submitted for review (see letter dated 7/01/08). On July 7, a revised roof infiltration pit design for Lot 72 was also submitted for review.

7. IVE – Lot 2

As a result of a telephone inquiry to the Borough Manager, the property owners for Lot 2 were reminded that a written request for deviation from the approved plan (related to replacement trees) must be submitted to P&Z for consideration. 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 plant/replace 28 trees along their driveway. The Ginders indicated that their neighbor Frank Souder is in agreement with the waiver. Hanover will inspect Lot 2 and provide a recommendation for the August meeting. Hanover will also confirm that Frank Souder concurs.

8. Valley View Drive – Lot 55

Mr. Steckbeck reviewed a re-design of an on-lot sewage system that basically changed the septic bed location. Scott Houser SEO did the soil testing and design of the septic system which will be reviewed and approved by Gordie Sheetz. A

motion was made by Mr. Fratini, 2nd by Mr. Lescisko and carried unanimously to approve of the re-design.

9. Bollard-Sheridan Subdivision Plan (Granite Street Townhouse)

A time extension until October 15, 2008 was granted.

10. IVE – Lot 20

In April, Jeff Steckbeck, on behalf of the property owners, contacted HEA regarding options for lining of the driveway swale (geo-textile or rip rap) to prevent erosion from the stormwater flow that travels from uphill of their lot, through the lot and onto Iron Valley Drive. The approved plans call for a geo-textile fabric. The Alexanders want to switch to rock rip rap. Jeff submitted rip rap calculations to Hanover which were approved, and then he delivered the spec sheets on the rock rip rap to the Alexanders. They were unsure if they were going to switch from the geo-fabric to the rock. They were first going to get pricing from their excavator and then proceed accordingly. Steve Dellinger will contact the Alexanders to follow-up on what action they propose to pursue.

11. Julich Development – Phase 3

A letter was received from Matthew & Hockley (6/24/08) withdrawing revised Phase III Land Subdivision plans.

12. Miners Village Ballfield – Lights

The drawing of the ballfield and hockey rink was finished by Steckbeck and delivered to the Borough office for the rec committee to obtain bids for lighting. Mr. Lazorcik gave Jeff a marked up drawing and requested some minor changes. The revised drawings will be complete and delivered back to the Borough office this week.

13. Wenger Street & Rexmont Road Site Distance

At the request of Council, Jeff Steckbeck and Chief Harris evaluated the intersection to ascertain if there are any sight distance and/or safety issues caused by the hedge row growing on the Shepler lot. They found that presently, the hedges are too high and are causing a safety problem. Consequently, Steckbeck issued a letter to Sheplers which requests that they trim 140 linear feet of the hedges down to a height of 18” or less in order to provide for safe sight distance.

14. IVE – Lot 79

Mr. Steckbeck provided a letter (7/7/08) of his review of Matthew & Hockely’s request of the Planning Commission to approve a change to the the shape of the house slightly which decreases the disturbed area by 0.04 acres. All other lot layouts; driveway length & slope remain unchanged. A motion was made by Mr. Lescisko, 2nd by Mr. Snyder and carried unanimously to approve the change.

15. Cornwall Hills Development

A letter was received from Andrew Arnold (7/7/08) regarding outstanding issues in the Cornwall Hills Development.

- A. The proposed sidewalk which has been cut out by Karl does not have the required stone base. When will this be finished? Mr. Steckbeck will inspect property.
- B. Signs not posted in Cornwall Hills Development– “No Outlet Residential Street”, “No Parking” and 25 mph speed limit sign, Mr. Steckbeck will inspect.
- C. No Parking allowed on south side of Cornwall Hills Road behind Blue Bird’s parallel parking.
- D. Who decides on where to put “No Parking Signs” on Cornwall Road?

Mr. Arnold has indicated that in the last month between 60 and 100 patrons have received \$10 – parking tickets, for parking illegally.

Steckbeck will perform an inspection and make a report to the Commission next month. He will also meet with Karl Karinch to inform him of the specifications for the sidewalk. Jeff did verify that the sidewalk location as has been staked is correct.

16. Alden Villa Barn

Mr. Steckbeck provided a letter (6/9/08) that requested a reduction in Financial Security down to \$2,069. The Commission endorses the reduction and recommends that Council approve it.

17. Upcoming Commission Meeting

- Monday, August 4th regular meeting @ 7:30 p.m. Borough Hall.

18. Adjourned 8:50 p.m.

Respectfully submitted,

Joseph L. Lescisko
Secretary

www.cornwall-pa.com

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

NOT DISCUSSED BUT WERE PART OF HEA STATUS REPORT

- 19.** Iron Valley Estates – Lot 21
- Iron Valley Estates – Lot 27
- Iron Valley Estates – Lot 28
- Iron Valley Estates – Lot 52

- Miners Crossing – Lot 68
- Miners Crossing – Lot 73
- Miners Crossing – Lot 74

Cornwall Manor - The Woods