

PLANNING AND ZONING COMMISSION
January 7, 2008

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

Commission Members

Raymond Fratini Jeff Snyder Robert Simmermon Joe Lescisko

Borough Officials

Jeff Steckbeck Steve Dellinger

Public

List Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Mr. Fratini: Re-Appointed**
Mr. Fratini was re-appointed by Borough Council for an additional 5 year term until 12/31/2012.
3. **CY 2007 Annual Report**
The Commission accepted the Annual Report with Goals & Objectives, prepared by Mr. Lescisko.
4. **CY 2008 Planning & Zoning Meeting Dates**
1st Monday of the month except Tuesday, September 2nd.
5. **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 2nd by Mr. Snyder and unanimously approved to accept the 2008 officers.

6. Status of Gerald Musser Lots

In a fax received by HEA on 12/07/07, the release of financial security (Letters-of-Credit) for Lot Nos. 36, 39, 46, 49 and 53 was requested [See letter from HEA dated 1/04/08].

Iron Valley Estates – Lot 36 (Musser)

House construction is complete. Only remaining item is the required as-built plan. [See letter from HEA dated 1/04/08].

Iron Valley Estates – Lot 39 (Musser)

An inadequate “as-built” plan was faxed to the Borough on June 14, 2006. [See letter from HEA dated 1/04/08].

Iron Valley Estates – Lot 46 (Musser)

Due to the relocation of the driveway and associated stormwater trenches, an as-built plan is required. [See letter from HEA dated 1/04/08].

Iron Valley Estates – Lot 49

Final grading and seeding has yet to be completed [See letter from HEA dated 1/04/08].

Iron Valley Estates – Lot 53 (Musser)

The final grading/seeding was inspected; all improvements are complete [See letter from HEA dated 1/04/08].

A motion was made by Mr. Fratini, 2nd by Mr. Snyder and unanimously approved to recommend to Borough Council to release all financial security on Lot 53 in the total amount \$11,495.00 and Lot 49 partial release of \$6,355.00.

7. 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.

8. Iron Valley Estates – Lot 27

An attempt was made to contact the developer by phone regarding the schedule for planting of the replacement trees (awaiting a response).

9. Ordinance Amendments

Copies of both the draft Zoning Ordinance and draft Subdivision and Land Development Ordinance were submitted to the Lebanon County Planning Department (LCPD) on December 26th [See letter from HEA dated 12/26/07]. After receipt of LCPD comments, a P&Z public meeting and a Borough Council

public hearing will be required prior to adoption of the ordinances. These could possibly be in March.

10. Cornwall Fire Company

No final inspection has been requested to date for this project. Steve Dellinger will contact the Fire Company to arrange this.

11. COM Grant

Mr. Fratini discussed with the Commission a State Grant that CQM can receive to install lights at the Goosetown Ballfield. The Commission raised issues ranging from what the neighbors would think about lights shining on their property, to possible additional traffic and parking later in the evening and even why does Goosetown need lights at all. Mr. Fratini indicated that he will be asking Council to instruct Jeff Steckbeck to do a study of this issue.

12. Calvania LDP

Paula Leicht completed the Development Agreement which was received in the Borough office last week. Jeff indicated that once Calvania signs the Agreement, provides their Letter of Credit for site improvements, and pays their traffic contribution then the Final Plan can be signed and recorded. Jeff noted that until these conditions of Final Plan approval are met, technically the Final Plan is not “approved” and the building permit should not be/have been issued. Significant work on the Carriage House has taken place in recent weeks, which once again appears to be a deviation from Ordinance Rules.

13. H & k Update

Jeff issued a report to Borough Council in response to a request from the Complaint Committee. The report indicates that the rock crushing operation is in compliance with the Comprehensive Settlement Agreement. There is a legal question about the location of the secondary crusher which has been forwarded to Paula Leicht for review and opinion. The CCC has also raised the issue of the height of the stone piles. Jeff inspected and found them to be 15’ high, or higher when measured from the ground. CCC asserts that the 15” height should be measured from the jaws of the crusher. This issue will be forwarded to the Complaint Committee for resolution.

14. Zoning Hearing Board Decision on John & Carol Greish, 128 Anthracite Rd.

County Planning has not received a decision as of 1/9/08.

15. Upcoming Commission Meeting

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

16. Adjourned 8:35 p.m.

NOT DISCUSSED BUT WERE PART OF HEA STATUS REPORT

17. Donald and Anna Stoner Minor Subdivision Plan

The plan was conditionally approved by Borough Council at their meeting on December 10th.

18. Miners Crossing – Lot 66

The issue of the excessive slope of the driveway remains unresolved.

19. 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.

20. Miners Crossing – Lot 73

Driveway paving and final grading/seeding remain.

21. Iron Valley Estates – Lot 2

As of the last inspection, the swale along the driveway needed to have final grading and seeding and the swale proposed in the back of the site near the proposed pool had not been installed. Replacement trees also need to be planted (per plan). No inspections have been requested since August [“Status letter sent on 11/30/07].

22. Iron Valley Estates – Lot 20

The driveway swale has been final graded, lined and seeded. Twenty (20) replacement trees will be planted.

23. Iron Valley Estates – Lot 21

Construction of the additional stormwater management facilities on the lot has been completed. 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. 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.

26. Cornwall Manor - The Woods

Construction continues in Phases 1 and 2.

27. Iron Valley Estates – Lot 52

A building permit was issued on April 19th. HEA met with the builder (Bob Brandt) on site on June 15th to review construction progress. No inspections have been requested to date. The builder was delayed as a result of waiting for electric service to the site.

28. Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)

Time extensions for the review of this Plan have been granted while the topic of “architectural compatibility” is discussed.

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