

**PLANNING AND ZONING COMMISSION**  
**September 2, 2008**

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Tuesday, September 2, 2008 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini                      Jim Williams              Joe Lescisko              Jeff Snyder  
Robert Simmermon

Borough Officials

Councilman Koehler                      Jeff Steckbeck              Steve Dellinger

Public

List Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.

2. **Miners Crossing – Dedication of Granite Street**

As-built plans for lots 64, 65, 66, 68, 69, 70 and 73 were received on August 14, 2008. The transmittal of the as-built plans indicated that the locations of the underground stormwater infiltration systems were not shown, as information was still being obtained from Landmark homes. To date, only a partial review of Lot 66 has been completed (see below).

By letter dated August 27, 2008, Sam Weiss forwarded the draft deed of dedication for Granite Street to the Borough for review. [NOTE: According to the terms of the Borough's Subdivision and Land Development Ordinance, streets will not be accepted for dedication between September 1 and March 1.]

In light of the issues related to Lot 66, a motion was made by Mr. Williams and 2<sup>nd</sup> by Mr. Fratini and carried unanimously to recommend to Borough Council not to accept Granite Street until all issues related to the Miners Crossing Development have been satisfactorily resolved.

**3. Miners Crossing – Lot 66**

A preliminary review of the as-built plan has been completed, specifically related to the driveway as constructed. (see attached letter dated 8/27/08). Based on the as-built survey, the driveway as constructed exceeds the maximum 15 percent slope permitted under the Borough's Subdivision and Land Development Ordinance. As the paving of driveways was one of the bonded improvements in the Miners Crossing Development, the Commission discussed the possibility of using the financial security held for the development to pay for the cost of remedying the driveway slope issue – if it cannot be otherwise resolved.

A motion was made by Mr. Fratini and 2<sup>nd</sup> by Mr. Williams and carried unanimously to have Hanover send a letter to both the property owner and Landmark requesting a response prior to the September 8<sup>th</sup> Borough Council meeting on how they will remedy the excessive driveway slope.

Mr. Cook indicated that he has spoken to Councilman Vranesic about his driveway problem. Mr. Vranesic expressed to Mr. Cook a willingness to recommend that Council's executive committee consider intervening and holding a special workshop meeting with Cook, Landmark, and Hanover in attempt to resolve this issue. Mr. Cook desires such a meeting. At the request of Mr. Cook, the Commission also voted unanimously to recommend that Borough Council's executive committee should hold that workshop meeting as soon as possible. Chairman Fratini indicated a desire to be one of the three council people to be on that committee.

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

Dwellings currently under construction.

**5. Iron Valley Estates – Lot 2**

At the July 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 plant/replace 28 trees along their driveway. Hanover has not yet inspected Lot 2 but will do so and provide a recommendation for the October meeting.

**6. Iron Valley Estates – Lot 20**

HEA was contacted by the property owners to discuss the status of the swale. A final inspection will be scheduled after the reseeded swale has achieved adequate grass cover.

**7. Iron Valley Estates – Lot 52**

Dwelling currently under construction. Driveway infiltration trenches were inspected on 8/01/08.

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

A time extension until October 15, 2008 was granted.

**9. 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

**10. Iron Valley Estates – Phase 4C – Lot 75**

Jeff presented a report about a lot layout change proposed by the lot buyer, Lou Hurst. On the drawing handed out to the Commission, it is shown that Mr. Hurst intends to move the house back from the road by a distance of an additional 100 feet. He will extend the driveway and create a circle loop in front of the house. The new driveway will traverse across the already approved replacement septic system, so Mr. Hurst has obtained a new replacement septic at the extreme northeast corner of his lot where shown on the handout. In support of the revised site plan, Mr. Hurst has already obtained approval of a new Erosion and Sediment Control plan per the Conservation District approval letter provided to the Commission. Mr. Hurst has also completed a new stormwater management report which was submitted to Steckbeck's office. Jeff has completed his review and finds the report to be in order. SWM will be handled by the existing tailings pond which has sufficient capacity for the additional 0.25 acres of impervious cover added by this proposal. Jeff noted that the amount of earth disturbance is increasing by 1.18 acres, up to 1.70 total acres of disturbance on this 2.99 acre lot. Mr. Fratini noted that this disturbance equates to more than 50% of the lot area, whereas the zoning ordinance only allows 25% of the trees to be removed in this zoning district. After discussion, the Commission decided that they will require Mr. Hurst to file a revised Land Development Plan which must include a Conservation Plan as required by the zoning ordinance, which must address the tree removal requirements. In response to Jeff's question, the Commission agreed to allow Mr. Hurst to re-evaluate the entirety of all of the IV Phase 4C lands in the tree removal analysis, subject to Mr. Hurst obtaining developer John Byler's acknowledgement that Mr. Hurst has adjusted the overall tree removal percentages in IV Phase 4C.

**11. 2542 – Cornwall Road**

Barb Boltz from 2548 Cornwall Road expressed concern about the dirt being dumped in the rear yard of her neighbor's house. She does not want that lot raised or re-graded in such a way that it will divert water onto her lot. Jeff inspected the lots and he believes that the dumped earth will only be used to fill in

the excessive rutting and depressions in the back yard of the neighbor. Jeff will monitor the situation to be sure no drainage diversion occurs.

**12. Joe & Peggy Schott**

Jeff indicated that the Schott's submitted a letter to the Borough office today requesting a final inspection and release of their financial security. Jeff will perform that inspection and report to the Commission at their next meeting.

**13. Bluebird Sidewalk**

All work has been completed per the Borough Engineer's 8/27/08 e-mail.

**14. Bluebird – No Parking Signs**

Mr. Steckbeck was instructed at the last month's Planning & Zoning Meeting to review Cornwall Hill Drive 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. Mr. Steckbeck reported that he and Tom Smith inspected the site and performed measurements. Given that Cornwall Road is a major roadway, a clear site triangle of 100 feet is required at this intersection. This would preclude any parallel parking spaces within 85 feet of the intersection of the two roadways, thus allowing approximately four parallel parking spaces on the north side of Cornwall Hills Road. Steckbeck and Smith measured 41 feet between the back of the parking spaces in front of the Bluebird Inn and the north curb of Cornwall Hills Road. After subtracting 8 feet of width for the parallel parking spaces, there remains 33 feet for a parked vehicle to negotiation the back-out movement. This exceeds the ordinance requirement for 24 feet of back-out aisle width. Based on these observations, it is the Borough Engineer's technical opinion that four (4) parallel parking spaces along the north curb of Cornwall Hills Drive could be safely provided.

It was recommended by the Commission that Mr. Arnold petition the residents in the area of Cornwall Hills Drive to change the parking.

A motion was made by Mr. Lescisko, 2<sup>nd</sup> by Mr. Fratini and carried unanimously to recommend to Borough Council approval of the four (4) parking spaces contingent on the petition.

**15. Alden Place – Lot # 34**

As noted Lot # 34's driveway was flipped from Northgate Drive to Briarwood Court with the house and garage in exactly the same location. Mr. Fratini approved this change.

**16. H & K Relocate Portable Crushing Plant**

A letter was received from H&K (8/14/08) stating that they will be applying for a DEP Air Quality Permit so that they may move the portable crushing equipment back to the exact location it was at the end of May 2008. Jeff indicated this is

consistent with the approved LD Plan and the Comprehensive Settlement Agreement.

**17. Upcoming Commission Meeting**

- Monday, October 6<sup>th</sup> regular meeting @ 7:30 p.m. Borough Hall.

**18. Adjourned 9:00 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