

PLANNING AND ZONING COMMISSION
April 6, 2009

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, April 6, 2009 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Robert Simmermon Joe Lescisko Jim Williams Jeff Snyder

Borough Officials

Jeff Steckbeck Steve Dellinger Councilman Koehler & Lazorick

Public

List Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Miners Crossing – Lot 66**
The District Magistrate ruled in favor of the Borough regarding the Ordinance violation and imposed a fine. Her ruling is subject to appeal by Landmark. Sam Weiss Letter (3/23/09) attached.
3. **Iron Valley Estates – Lot 2**
A site visit by Hanover Engineering personnel and P&Z members was conducted on 4/06 to discuss placement of the required deciduous trees. In lieu of deciduous trees, it was agreed that the property owner will plant six (6) 5 to 6-foot evergreens.
4. **Iron Valley Estates – Lot 27**
Planting of required trees is scheduled within the next two weeks.
5. **Steven and Bonnie Wenger – Minor Plan (Rexmont)**
Minor subdivision/lot annexation plan received on March 20th. The Plan includes (1) the subdivision of the existing house; (2) the creation of a new building lot on Rexmont Road and (3) creation of a 50-foot wide access from Rexmont Road to the larger farm property (located in South Lebanon Township).

6. **There has been no change in status since the March 2009 meeting for the following lots/projects:**

- **Iron Valley Estates – Lot 20**
- **Iron Valley Estates – Lot 21**
- **Iron Valley Estates – Lot 52**
- **Miners Crossing –Overall Development**
- **Miners Crossing –As-Built Plans for Individual Lots**
- **Miners Crossing – Lot 59**
- **Miners Crossing – Lot 72**
- **Miners Crossing – Lot 74**
- **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**
- **Krissinger Property (Stoner Subdivision)**

7. **Miners Crossing – Lot 74**

The shed located behind Lot 74 which is identified on the approved subdivision plan as “To Be Removed” is not and was not owned by Sheridan Corporation (the subdivider). H&K, as the assignee of Sheridan, responded to Hanover’s recent letter reminding Sheridan Corporation of the plan note which requires them to remove the shed. H&K went to the site to investigate what would be required in the way of manpower and equipment to remove the shed. They discovered a new grave site with a cross which prompted them to inquire of Jeff about who owns the shed. Jeff checked with Tom Smith who investigated and informed Jeff that the grave is for the dead cat of Joe and Lori Grandi, and that it was Joe Grandi’s grandfather who built the shed 62 years ago with the permission of Bethlehem Steel Corporation. Jeff did further investigations and has learned that the Grandi family has used the shed and the access driveway for 62 consecutive years without interruption and without objection of the three owners in the string of title (Bethlehem Steel, Sheridan and H&K). Under PA land use law, this is known as adverse possession and since the Grandi’s undisputed use has exceeded 21 years, they are the owners of the property. H&K is in agreement and is in the process of preparing a Quit Claim deed to transfer ownership to the Grandi family. Thus, it would be the Grandi family who would have to tear down the shed which begs the question whether or not the note on the plans for the shed to be removed is enforceable. Sheridan Corporation did not have the right to commit to someone else’s property to be demolished and removed. Once the Quit Claim Deed has been finalized, Hanover will receive a reply to their letter and then Hanover can report to the Borough about the next steps to be taken.

8. **Regional Planning Task Force**

County Planning had the 3rd meeting on the Regional Planning concept, attached is a copy of the letter (4/1/09). Councilmen Koehler and Commission member Lescisko gave an overview on the benefit’s of continuing to pursue this idea. A recommendation was made by the Commission to present this proposal to Borough Council at the April meeting. **NOTE:** no financial commitment will be asked for by Borough Council, what the Regional Planning Committee is looking for is an endorsement of the concept and the go ahead to evaluate what areas of

our zoning ordinance/land development ordinance would benefit from a regional plan.

9. Route 419 Scenic Biway

A letter was received from Jonathan Fitzkee (3/12/09) regarding the formation of a subcommittee to work with LEBCO MPO to work on identifying a consultant to develop goals for the Route 419 corridor. The MPO is asking for a representative and alternate from each municipality to serve on the committee. The Commission endorses this idea.

10. H & K Update – The Preserve at Historic Cornwall Village

Paul Callahan representing H&K approached the Commission about setting up a date for a site visit with Planning & Zoning and Borough Council to actually see where they plan to build the Hotel, Water Park, houses, shops, etc. A site visit has been set up for Sunday, April 19th @ noon for Planning & Zoning members. Mr. Callahan will be attending the April Council meeting to talk about this. Mr. Callahan indicated that H&K continues to meet with various neighbors to discuss their plan and they are making changes based on feed back received. H&K might be in a position to make a formal presentation to the Borough at the May meetings depending on the outcome of three more meetings with neighbors. If they don't make the May meetings, then they are fairly confident they will be at the June meetings. Mr. Callahan will stay in contact with the Borough Manager or the Borough Engineer on their progress so that Mr. Danz or Mr. Steckbeck can inform the P&Z Commission and the Council members.

11. Upcoming Commission Meeting

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

12. Adjourned 8:30 p.m.

Respectfully submitted,

Joseph L. Lescisko
Secretary

www.cornwall-pa.com

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