



BOROUGH OF CORNWALL

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PLANNING AND ZONING COMMISSION

February 7, 2011

The regular monthly meeting of the Cornwall Borough Planning and Zoning Commission was held on Monday, February 7, 2011 at the Borough Hall. In attendance were:

Commission Members

Raymond Fratini Jeff Snyder Robert Simmermon Jim Williams
Joseph Lescisko

Borough Officials

Jeff Steckbeck Steve Dellinger Steve Lazorick

Public

List is Attached

1. Mr. Fratini called the meeting to order at 7:30 P.M.
2. **Bollard-Sheridan Subdivision Plan (Granite Street Townhouses)**

Construction has commenced on the first pair of semi-detached dwellings. No construction inspections were requested in the past month.

3. **Proposed Zoning Ordinance Amendment – Blue Bird**
 - Borough Council's public hearing on the Ordinance amendment is scheduled for 6:00 PM on Monday, February 14, 2011 at Borough Hall.
 - K. Karinch provided a letter [dated 1/28/11] informing the Borough that he has finished his review of P&Z minutes from 1997 to 2003 and could not locate any reference to Plan Changes for Blue Bird.

Therefore, no analysis is required by Hanover Engineering of this issue.

- Mr. Karinch also provided a letter [2/5/11] regarding why no Zoning Amendment is needed for Blue Bird's parking issues. This letter was forwarded to Hanover Engineering and Jeff Steckbeck for their review and comment for the public hearing [2/14/11 at 6:00 PM, Borough Hall].

4. **Sheds at the Rear of 360 Boyd Street**

The two sheds located on the H&K property north of Gold Road in Minersvillage have been removed.

5. **HillTop Estates**

Saxinger and Associates submitted a Notice [2/3/11] informing the Borough that they are renewing the General NPDES Permit for stormwater discharge associated with construction activities for the HillTop Estates. HillTop is located along Palmer Street, with 12 Lots remaining. The permit is good for two (2) years. The Notice is a state requirement related to consistency with local planning documents. If the Borough has any comments, they must be submitted to PA DEP within 30 days. County Planning, Steve Dellinger, and Jeff Steckbeck reviewed the application and found it to be in order. Steckbeck was the borough engineer who had reviewed the plan and inspected the construction work, so he sent the Stormwater Consistency letter to the Lebanon County Conservation District as was requested by the developer on February 4, 2011 [attached].

6. **Regional Planning Update**

Mr. Lescisko provided the Commission with an update [2/4/11 e-mail] on the kick-off meeting for the Cornwall Lebanon Regional Comprehensive Plan. There will be a website set up that will keep the public posted on meeting results and progress on the plan. A Steering Committee has been formed, consisting of three representatives of each of the five participating municipalities, plus county planning department staff, and a representative of the Cornwall-Lebanon School District. The Steering Committee has been charged with the task of working with planning consultant Gannett-Fleming to write the new Comp Plan. The next step in the year long process will be a bus tour by the Steering Committee on **Monday, February 28th** that will preview specific areas for each municipality.

7. **Spring Hill Acres – Lot Addition**

The purpose of the Lot Annexation Plan is to convey a sliver of land from the Schauers to the McElhenys to increase the size of McElhenys' lot. The McElhenys built a garage that straddles the existing property line. The lot annexation, if approved, will bring the McElheny's lot into compliance with the setback requirements of the Borough's Zoning Ordinance.

8. **Rte. 72/Rte. 419 Improvements**

A set of revised, preliminary plans from ELA Group, for the improvements to Rte 72/Rte 419 were received [1/14/11] by the Borough. The plans show left turn lanes on all four approaches right turn lanes on Rte. 72 and single through lanes on all four approaches as directed by Penn Dot. The roundabout idea is officially dead. Steckbeck Engineering has contacted the traffic committee members of Cornwall Council and West Cornwall Supervisors to hold their next meeting to review the 30 drawings in the updated preliminary plan set.

9. **Rte. 419 and Boyd Street Intersection**

Mr. Fratini was instructed by Borough Council President Paul Vranesic to research possible solutions to the Rte. 419/Boyd Street intersection safety issue. In the last couple of years, the police have investigated a number of serious crashes, the last being on October, 2009 when a tractor trailer was traveling west along Rte. 419 and failed to stop at the intersection and crashed through the limestone wall on Cornwall Manor's property. Some possible improvements to the intersection, which would require Penn Dot approval, are as follows:

- Rumble strips along the west bound lane of Rte. 419. * *Neighbors would be hearing this all night long.*
- A blinking red light along the west bound lane of Rte. 419 warning drivers of upcoming Stop Sign. * *Who will maintain the signal?*
- Center line rumble strips. * *A little less obtrusive*
- Heat applied, raised plastic strips on roadway with wording "Stop Sign Ahead" on west bound lane of Rte. 419.
- H&K could make possible improvements, since this was shown as a concern during their Traffic Study. In their letter of conditions which they agreed to when the new zoning amendments were made, H&K agreed to fund \$100,000 of improvements at the overall larger intersection of Cornwall Center which includes Cornwall Road, Burd Coleman Road, Boyd Street and Route 419 before the end of Phase 4

of the development. Unfortunately this may be 6 to 10 years in the future.

- Attached to these minutes is the timeline of events leading up to tonight's discussion. This includes:
 - **10/16/1996** - PennDot letter regarding installation of flashing warning devices.
 - **10/23/1996** - Cornwall Manor regarding flashing warning device.
 - **12/13/1996** - Cornwall Borough regarding upgrading the stop signs.
 - **12/18/1996** - PennDot's response regarding stop signs
 - **12/1/2009** - Cornwall Borough request to County Administrator
 - **1/12/2010** - PennDot responds to 12/1/2009 letter about relocating Stop Ahead and Application to install flashing warning devices
 - **1/25/2010** - Cornwall Manor response to rumble strips
 - **1/19/2010, 2/8/2010 and 3/8/2010** - Borough minutes regarding the intersection.

10. **Upcoming Commission Meeting**

Monday, March 7th, Planning & Zoning's regular meeting at 7:30 p.m., Borough Hall.

11. **Adjourned 8:20 p.m.**

Respectfully submitted,

Joe Lescisko
Secretary

Cc: Borough Council
Jeff Steckbeck, Borough Engineer
County Planning Department
Steven Dellinger, Alternate Borough Engineer
Josele Cleary, Solicitor