



BOROUGH OF CORNWALL

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AD HOC EXECUTIVE SESSION FOR H & K PLAN - THE PRESERVE AT HISTORIC CORNWALL VILLAGE

Ad Hoc Executive Session meeting was held on Tuesday, October 27, 2009 at the Cornwall Borough Hall.

Committee Members: Joe Lescisko, Paul Vranesic, Rob Koehler, Stan
Alekena,

Ray Fratini

Special Counsel: Josele Cleary

Alternate Borough Engineer: Steve Dellinger

Traffic Consultant: Chris May

Fiscal Impact Consultant: Absent

Public: List Attached

1. Chairman Paul Vranesic called the meeting to order at 7:00 p.m.
2. Chris May (HRG) distributed copies of a proposed Phasing Plan for the development (prepared by H&K). H&K's traffic consultant (TPD) is proposing to use ITE's "average rates" (vs. "equations") for "Shopping Center" as the basis for projecting vehicle trips from the proposed commercial portion of the project. After some discussion and after recommendation by Mr. May, it was the consensus of the Committee that the "average rates" be used. The draft Traffic Study is scheduled to be submitted to H&K prior to Thanksgiving, with submission to the Committee and Penn DOT shortly thereafter.
3. Josele Cleary provided a revised draft (10/26/09) ordinance amendment on Coordinated Mix Use Overlay. Several additional

changes to the draft amendment were discussed/made. Ms. Cleary will prepare a revised draft amendment and distribute it on 10/28. A lengthy discussion was conducted concerning the timing of Borough consideration of the proposed amendment. H&K's desire is to have the Borough Council conduct the required Public Hearing on the proposed amendment prior to the end of December 2009. Josele discussed the MPC-mandated review periods related to the scheduling of the Hearing. It was the consensus of the Committee that the revised amendment be forwarded to the Borough Planning and Zoning Commission for review and consideration at its November 2nd meeting. A recommendation by the Planning and Zoning Commission on the proposed amendment could then be made to Borough Council for consideration at Council's November 9th meeting. In order to comply with the time requirements of the MPC for scheduling of the Public Hearing in December, Council would have to act at the November 9th meeting to formally submit the proposed amendment to the Lebanon County Planning Department for its review/comments. In the interim, Mr. Dellinger was directed to send an "unofficial" copy of the proposed amendment to the County, with the understanding of the Committee that the "official" County review cannot commence until formal submission is authorized by Borough Council.

4. After some discussion regarding the adequacy of the Fiscal Impact Study and the review prepared by the Borough's Fiscal Consultant (Bob Kriebel of URDC), it was decided that Committee members should email any questions/concerns related they have to the Study and/or review to Paul Vranesic, who will forward/discuss them with Mr. Kriebel.
5. Next Ad Hoc meeting to be held Tuesday, November 10, 2009 at 7:00 p.m. at the Cornwall Borough Hall. Questions regarding this project can be e-mailed to cwboro@comcast.net.
6. Adjourned 9:35 p.m.

Respectfully Submitted,

Joseph L. Lescisko
Secretary
www.cornwall-pa.com

cc: Ad Hoc Committee
Borough Consultants
Cornwall Borough