



BOROUGH OF CORNWALL

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AD HOC EXECUTIVE COMMITTEE

FOR

H & K PLAN – THE PRESERVE AT HISTORIC CORNWALL VILLAGE

Ad Hoc Executive Committee meeting was held on Wednesday, January 13, 2010 at the Cornwall Borough Hall.

[**NOTE:** The following minutes were compiled from Paul Callahan's notes, since Mr. Lescisko was not present for the 1/13/10 meeting. These minutes have been reviewed by the committee members and agree with their content]

Committee Members: Paul Vranesic, Rob Koehler, Stan Alekna,
Ray Fratini

Special Counsel: Josele Cleary

Alternate Borough Engineer: Absent

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. H & K presented a new sketch of a concept plan to improve the intersection at Ironmaster & Burd Coleman Road as traffic leaves the H & K site. It will involve H & K trying to acquire additional ground currently belonging to Sheridan Corporation.

There was discussion about prohibiting right turns and how that could be enforced. A camera idea was suggested, and there was discussion on the legality of doing this. A permanent impediment thwarting the possibility of making a right hand turn was felt to be a better remedy.

3. H & K presented a new Phasing Plan making the homes on the triangle a part of Phase I & changing the development of Big Hill to Phases 4 & 5. Everyone seemed to agree that this made a lot of sense and solved a myriad of problems.

The people present from Iron Valley Drive also felt this was an excellent idea and it does afford them additional time to ferret out differences between the two Homeowners Associations on IVD.

H & K was asked if they would have any interest in improving all of Iron Valley Drive, and they indicated they did not. Since the Borough is not interested in making these improvements either based on the cost to do so, the issue focused on what it would take to install a gate to make the road really private and to eliminate all cut through traffic and speeding.

If this gate does happen and the road is really made private, Ray Fratini indicated he would then be in favor of the Big Hill Development running traffic out onto Iron Valley Drive to make a left turn only, unless they were going to play golf or eat at the Miners Club restaurant at Iron Valley Golf Course.

The two associations went back & forth on who would pay for the gate. Jonathan Byler, from IVGC indicated that preliminary cost estimates for the installation of a gate were about \$30,000. He magnanimously offered to pay for the annual maintenance of the gates. H & K suggested the cost be divided equally between the four interested parties. (H & K, IVGC, Iron Valley IV & Iron Valley I HOA's). The two Associations agreed to take this up with their respective Associations.

Tom Sheridan was going to poll his members telephonically or by e-mail and Iron Valley IV had a meeting scheduled for Thursday, January 28th.

There was a discussion on the additional traffic on Ironmaster Road which would require an upgrade and the discussion centered around H & K widening the road from 21 to 24 feet wide, and that they would NOT be required to put in curbing. Improvements would extend from the Ironmaster intersection with Burd Coleman Road up to the ramps leading traffic onto Route 72.

The road going up Big Hill off Boyd Street was discussed, with a request made to allow this road to be less than 28 feet wide. This will help greatly in making the difficult construction of this road more feasible.

4. Next Ad Hoc meetings will be held on Tuesday, February 9 and 23, 2010 at 7:00 p.m. at the Cornwall Borough Hall. Questions regarding this project can be e-mailed to cwboro@comcast.net. **Note:** February 9th meeting will be Executive Session only.

5. Adjourned 8:45 p.m., went into Executive Session.

Respectfully Submitted,

Joseph L. Lescisko

Secretary

www.cornwall-pa.com

cc: Ad Hoc Committee
Borough Consultants
Cornwall Borough