

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

Ad Hoc Executive Session meeting was held on Tuesday, September 15, 2009 at the Cornwall Borough Hall.

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

Special Counsel: Josele Cleary

Alternate Borough Engineer: Bob Lynn

Traffic Consultant: Absent

Fiscal Impact Consultant: Robert Kriebel

Public: List Attached

1. Chairman Paul Vranesic called the meeting to order at 7:00 p.m.
2. Mr. Kriebel, from Urban Research & Development Corp., provided a brief analysis of the Fiscal Impact Study prepared by Glackin, Thomas, Panzak (Paoli, PA) and provided comments from the Cedar Crest School District meeting. Mr. Vranesic instructed Mr. Kriebel to have his analysis completed for the October 5<sup>th</sup> P&Z meeting.
3. Bob Lynn, from Hanover Engineering, provided a zoning analysis of the By-Right Conceptual Site Plan ( 9/15/09 **attached**). Issues that were discussed included: horizontal street alignment, vertical street alignment, cul-de-sac, lot and street grading, block length, open space dedication, subsidence area, flag lots and double frontage lots. Mr. Lynn also stated that Hanover's analysis determined that 15 less housing units could be developed as compared to the by-right plan and that the borough would be losing the industrial parcel.

4. The Borough's Special Counsel, Josele Cleary, discussed with the committee what the Borough could allow in the Planned Development Overlay (PDO) and how this relates to H & K Concept Plan. At the September 29<sup>th</sup> meeting, H & K will attend to clean up what is ambiguous in their concept plan. Also discussed was possible amusement taxes for the development.
5. A letter was received from the PA Game Commission (9/14/09) that states they would not be supportive to the construction of a four lane, paved access highway on SGL 156 to connect this development to State 322.
6. Written comments regarding this project were received from Shirl Kichman, 103 Old Furnace Road, Cornwall (9/15/09) and Anthony J. Fitzgibbons, 484 Boyd Street, Cornwall (6/8 & 9/15/09).
7. Next Ad Hoc meeting to be held Tuesday, September 29, 2009 at 7:00 p.m. at the Cornwall Borough Hall.
8. Adjourned 8:45 p.m.

Respectfully Submitted,

Joseph L. Lescisko  
Secretary  
[www.cornwall-pa.com](http://www.cornwall-pa.com)

cc: Ad Hoc Committee  
Borough Consultants  
Cornwall Borough