

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON DECEMBER 5, 2022 AT 6:30 P.M.
AT SACRED HEART PARISH

Ray Fratini called the meeting to order at 6:30 p.m.

PRESENT

Ray Fratini, John Karinch, Bruce Conrad, Joe Lescisko, borough engineers Chad Smith and Jeff Steckbeck

PUBLIC

Meeting attendance sheet is attached hereto.

OLD BUSINESS

384.5 REXMONT – TEMPORARY RESIDENCE

There was nobody in attendance for the project. Mr. Steckbeck stated that the owners have not set up a time to meet.

NEW BUSINESS

HILLSIDE STREET STORMWATER – ELIZABETH RUN

Mr. Smith stated that the borough received a letter regarding concerns with flooding on Hillside Street.

John Blouch said that he was the author of the letter and reviewed the flooding issues which include damage to property and flooded basements. Mr. Fratini stated that he and Mr. Karinch have walked the channel in the past and there were issues with debris and erosion. Mr. Karinch said that there were plans to remediate the stream but grant funding has not been secured. Mr. Karinch asked if there were problems in recent years because he noticed that the water level has lowered during rain events since the Route 72 bridge was replaced.

Ron Windle said that he hasn't noticed the water overflowing the banks recently, but it has continued to erode the streambank. He estimated he has lost at least two feet over the last 20 years.

Melissa Button questioned the functionality of the stormwater basins at Cornwall Junction and their impact on the flooding. Mr. Smith stated that currently the basins are intended to work as sedimentation traps. Once most of the development is completed, the sedimentation will be dug out, amended soils will be added and the design will be finished. At that time the stormwater basins will be functioning for the purpose of water retention and disbursement.

Mr. Steckbeck said that he worked on this issue years ago and will forward those files to the borough.

Mr. Rhoads reviewed the Snitz 2 project which is taking place east of Cedar and Juniper Street. The borough is purchasing this land and the plan is to widen the stream banks to create a wetland. There was not enough land available to meander the creek as originally planned. Once

the creek reaches the tree line, it becomes the Snitz 3 project and runs across Culvert Street to Cornwall Road. Both Snitz 2 and Snitz 3 are funded. The hope would be that those projects can alleviate some of flooding downstream. On the other side of Cornwall Road begins the Snitz 4 project which would impact the houses on Hillside Street.

Mr. Blouch asked who oversees the project. Mr. Rhoads stated that the Quittapahilla Watershed Association is working in conjunction with the Doc Fritchey Trout Unlimited chapter on the Snitz projects. They have applied for grant funding twice for the Snitz 4 project but have been denied. They applied for funding again in June, but no decision has been made yet.

A resident stated that they get water in their basement, even when the creek does not flood. The commission thought that was a result of a high water table and that the creek has little impact on that situation.

There was discussion about whether the Cornwall Hills residents could be pressed to clean up the creek as it is on their property. Ray Fratini made a motion, seconded by John Karinch, to recommend that Council allow the solicitor to investigate the situation. Motion passed.

CORNWALL MANOR – CLUBHOUSE AND APARTMENTS

Paul Weidman, Cornwall Manor, and Aristedes Otero, Stackhouse Bensinger, were in attendance to review their resubmission and gain clarity on a few questions they had.

Mr. Otero stated that they would like to combine the preliminary and final plan into one submission. Mr. Smith had no issue recommending that waiver.

Mr. Otero asked that since this is an extension of an existing internal development and the clubhouse would be serving residents within that community, what would be required for a traffic impact study? The Commission felt that due to those factors that a traffic impact study would not be needed.

Mr. Otero questioned if improvements would be needed along Ironmaster Road. Mr. Weidman stated that they were willing to give the additional 8.5 feet to create a 25-foot right-of-way. The widening would equate to a four-foot shoulder. Mr. Weidman pointed out that the Manor does not own the whole length, so you would have a widened portion of the road and then go down to the existing width. Mr. Smith said the center line would remain where it is. The Commission would like to see the widening occur.

Mr. Otero stated that the surface parking closest to Ironmaster Road is at a minimum 10 feet lower than the street so there would be no headlights shining onto the street. There was also concern that it might obstruct the view pulling out. As such, they were seeking a waiver for screening. The Commission had no issue with that request.

Mr. Smith questioned the waiver request for fencing around the stormwater pond. Mr. Weidman stated that this would be for the new basins, not the existing basin. Mr. Smith felt that fences can be as big of a detriment as not having a fence if someone gets in and then is unable to exit. The Commission was okay with not requiring fences around the new basins.

The last item Mr. Smith wanted to touch on was street vertical curve sections and K-value design. The proposed streets would not meet borough standards but as they are private roads with a speed limit of 15 mph, Mr. Smith felt a waiver would be warranted.

Mr. Smith asked if the Commission would like to wait until January to make any official recommendations. The Commission stated that would be best.

IRON VALLEY ROAD DEDICATION

Mr. Steckbeck wanted to touch on this topic as it was discussed at last month's meeting. Johnathan Byler and Mike Swank came away from that meeting feeling that if the road met borough specifications, there would be interest in taking dedication. Mr. Steckbeck said he was contacted by Mr. Swank to determine what was needed and where core samples should be taken. Mr. Steckbeck said he contacted Tom Smith to assist, but Tom did not feel comfortable doing so without direction from Council.

Mr. Steckbeck said he spoke with Tony Fitzgibbons, an attorney who owns a lot in Iron Valley and was also involved in drafting the agreements. Mr. Fitzgibbons felt it was very clear that Mr. Byler could dedicate Iron Valley Drive from Rexmont Road to just past the exit driveway for the golf course. From that point on to Boyd Street, HOA 1 would have to agree to dedicate that portion. Mr. Steckbeck was asking for guidance.

Mr. Fratini asked Fred Jones, president of HOA 1, if they would be willing to dedicate their portion. Mr. Jones said they were still seeking clarification on whether a unanimous vote would be needed to agree to dedication, but he felt at this time, that HOA 1 would not be in favor of dedication.

Ray Fratini made the motion, seconded by John Karinch, to recommend Council authorize Jeff Steckbeck and Tom Smith to provide Johnathan Byler with the requirements needed to bring his portion of Iron Valley Road up to borough standards. Motion passed.

Mr. Jones asked about the curbing requirement. Mr. Karinch said that PennDOT would rather see the water sheet out over the properties now so it is possible that requirement would be waived.

ADJOURNMENT

With no further business to conduct, John Karinch made a motion to adjourn, seconded by Ray Fratini. Motion passed. Meeting adjourned at 7:58 p.m.

Respectfully submitted,

Cody Rhoads, Secretary