

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION  
HELD ON NOVEMBER 7, 2022 AT 6:30 P.M.  
IN THE CORNWALL BOROUGH HALL

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

PRESENT

Ray Fratini, John Karinch, Bruce Conrad, Joe Lescisko, and borough engineer Chad Smith

PUBLIC

Meeting attendance sheet is attached hereto.

OLD BUSINESS

384.5 REXMONT – TEMPORARY RESIDENCE

There was nobody in attendance for the project. Cody Rhoads talked to Jeff Steckbeck earlier in the day about the request. Mr. Steckbeck stated he is still waiting for the owners to schedule a meeting with him and the builder to go over everything.

Mr. Fratini had some questions about allowing a trailer on the site. Mr. Smith said that these are all questions Mr. Steckbeck will be seeking answers for at the meeting. Any agreement to allow a temporary residence will be very specific.

STORMWATER MANAGEMENT PLAN – BEN MARTIN, REXMONT ROAD

Mr. Smith issued a second comment letter for the plan. He stated that all the items are minor in nature and that the commission could recommend conditional approval based on the completion of those items. Ray Fratini made the motion, seconded by John Karinch, to recommend conditional approval based on the comments being satisfactorily completed. Motion passed.

CORNWALL MANOR – CLUBHOUSE AND APARTMENTS

Mr. Smith reviewed the plans with the Commission. There are two buildings with 24 apartments each and two connected buildings with 12 apartments each. There will also be a clubhouse constructed. The Commission had some questions about stormwater. Mr. Smith said that the Manor is working with DEP right now to address those items. There will likely be representatives from the Manor in attendance next month to answer any questions. Mr. Smith said he did not ask them to come this month because they are still working through the comment letter, he issued to them.

NEW BUSINESS

NORTHGATE – LANDSCAPING ADJUSTMENT

Mr. Smith reviewed the plans for the screening. There was an original row of screening and the plans called for a secondary row. The Northgate HOA, Mr. Hurst and the individual residents have all agreed to a reduced amount of screening. The Commission felt that if everyone involved agreed to it, then they did not need to get involved. Ray Fratini made the motion, seconded by John Karinch, to recommend the bond for that part of the plan is released when it is completed. Motion passed.

### CORNWALL PROPERTIES

Mike Swank and Jonathan Byler were in attendance for Cornwall Properties. Mr. Swank stated that due to the opposition of the proposed zoning change, they did withdraw that request. They have now prepared a by right plan for comment.

The first part of the plan is for the parcel zoned low-density residential (RLD). The proposal calls for 118 single-family homes. There would be two access points, one on Rexmont Road and one on Iron Valley Drive. Mr. Swank asked for feedback as to whether the borough would like to see any roads constructed be public roads or remain private. The Commission felt the roads should be public. Mr. Swank asked if the borough would consider accepting Iron Valley Drive as a public street in the future. The Commission thought that would be possible if Iron Valley were improved to borough specifications.

Stan Alekna said that the road does not currently meet specifications because it does not have a concrete curb. Mr. Karinch said in a recent discussion with PennDOT, he was told that the preferred method for water runoff is for it to sheet out over yards, making the lack of curbing less of an issue.

Mr. Alekna stated that the last time the highway committee investigated it, they recommended against accepting dedication. He also thought that there was a note on the plan that said it would not be considered for dedication without concrete curbing. The commission thought that the base of the road was the more important issue and core samples should be taken to determine its status.

Mr. Byler stated that he has the final say as to whether the road gets dedicated to the borough. Fred Jones, who represents HOA 1, stated that they own their section of the road. He was not sure Mr. Byler would have the final say. He asked if speed limit signs and speed bumps could be installed. Speed limit signs would have to be installed but speed bumps are not allowed on public roads.

Bruce Conrad instructed that anything from Cornwall Properties should go to the ad hoc committee. Mr. Rhoads stated that since this a by right plan it should not go before the ad hoc. The Commission wanted to see the ad hoc committee review this even if it is a by right plan. Mr. Swank said he was also under the impression that since it was a by right plan, it should go before the planning commission.

Mr. Lescisko asked who owned the land on the curve at Boyd Street where people park and walk. Mr. Swank stated that Cornwall Properties owns the land but there is an easement there for people to access the State Game Lands.

Mr. Swank then reviewed a sketch for a warehouse on the parcel zoned Limited Industrial (LI). It is a 405,000 sq. ft. warehouse with 87 single docks, 340 passenger vehicle parking spaces and 884 trailer parking spaces. Access for the property would be via Boyd Street.

Mr. Fratini said he would be opposed to trucks using Boyd Street. Mr. Lescisko asked if Cornwall Properties had given up on gaining access to Route 322. Mr. Swank stated that the negative feedback towards a warehouse located at 322 and Boyd led them to look at other options.

Mr. Swank said that the next step would be to submit an official plan, which the Municipalities Planning Code requires that they be reviewed by the Planning Commission. The Commission reiterated that it should go before the ad hoc committee.

Mr. Karinch asked if they had abandoned the idea for the hotel. Mr. Byler said at this time they have. Mr. Swank stated that they originally came up with a plan that they felt was the best use for the entire property. The warehouse would be pushed out towards 322 and the hotel would be built near the open pit. Once they received the negative feedback, they decided to pursue the by right option which is what they are presenting tonight.

Mr. Byler said they are open to discussion, but they have owned the property for six months and have gotten unclear direction. They presented a plan that they felt was a better use, but the community was not receptive, which is why they have presented this plan tonight.

One resident asked if they had ever driven on Boyd Street in bad weather. Another resident stated that lost trucks go through Minersvillage now and must inch by due to how tight it is.

A resident asked if there was anything planned for the parcel where they originally proposed the warehouse. Mr. Swank said that there are still active mining permits, and they intend to mine that parcel.

Mr. Zimmerman asked for clarification as to whether Cornwall Properties retracted their request to PennDOT for 322 access. Mr. Byler stated that they have not retracted their request.

#### ADJOURNMENT

With no further business to conduct, Ray Fratini made a motion to adjourn, seconded by John Karinch. Motion passed. Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Cody Rhoads, Secretary