

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON OCTOBER 3, 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, borough engineer Chad Smith and alternate borough engineer Josh Weaber

PUBLIC

Meeting attendance sheet is attached hereto.

OLD BUSINESS

384.5 REXMONT – TEMPORARY RESIDENSE

There was nobody in attendance for the project. Mr. Smith stated that the owners were encouraged to attend a meeting before any consideration would be given to the request.

CORNWALL MANOR – CLUBHOUSE AND APARTMENTS

Mr. Smith received the plans and is in the process of reviewing them.

NEW BUSINESS

STORMWATER MANAGEMENT PLAN – BEN MARTIN, REXMONT ROAD

Mr. Smith received the plans and is in the process of reviewing them.

CORNWALL PROPERTIES – REQUEST FOR REZONING

Mr. Fratini reviewed the history of the land in question. He stated that previously the borough stood by the fact that H+K would need access to Route 322 for any development of the property and he feels the same today. Mr. Fratini asked if the previous conditions stayed with any new development. Mr. Karinch stated that Solicitor Cleary informed council that the 51 conditions can be used as a blueprint, but they do not have to be. Mr. Smith clarified that the conditions went with the tentative plan, which has expired, and therefore the conditions have expired.

Stan Alekna stated that a lot of work went into those conditions, and they should be used for the new plan. Mr. Smith said that it is not that they do not want to use them, it's that there are some that are no longer valid.

Julie Bowman questioned why the solicitor does not attend each meeting. Mr. Fratini said she usually does not attend the planning meeting because they are an advisory board.

Mr. Fratini stated that he sees how the project could work if Cornwall Properties could get access to 322.

Greg Dancho asked if there is any air quality impact from a proposed stone crusher. Mr. Rhoads clarified that H+K was granted conditional use to operate a stone crusher and signed two other agreements related to the operation. Cornwall Properties will have to prove to the borough that

they will follow those conditions and agreements before beginning operation of the stone crusher.

Shawn Marzean asked about the truck traffic that would be generated at the 322 entrance and the noise associated with it because his house would be right across from that entrance.

Tom Sheridan spoke at length about the dangers of a warehouse fire. He felt the developer should buy the proper equipment and provide training for the fire department to fight a potential fire, widen Boyd Street, and provide a water source. Mr. Karinch clarified that the fire department has a ladder truck that would exceed the height of the proposed warehouse. Mr. Byler indicated he'd be willing to provide training if needed.

Josh Weaber stated that Cornwall Properties should make their presentation, residents can voice their concerns and then the Planning Commission should make a recommendation to council to consider a zoning change. Council then could choose to send it on to the Ad Hoc Committee. He did not feel it was anywhere close to approving or denying a rezoning request.

Mike Swank, Cornwall Properties, clarified that they were seeking a text amendment to the zoning ordinance that would add an additional use to the General Industrial (GI) district. They could currently construct a warehouse in the Limited Industrial (LI) district but would prefer to build it out by 322 in the GI district.

Mr. Swank reviewed the grading plan for the proposed warehouse location. The building elevation would be 867 feet at the peak of the roof and the tree top elevations along Boyd Street ranged from 861 to 881 feet. The shortest distance between the street and the warehouse would be 91 feet.

Mr. Swank reviewed an estimated financial projection for taxes by comparing the numbers generated by a few warehouse that were recently constructed in the county. The estimated total for the borough was \$165,871, \$115,871 from real estate and \$50,000 from EIT and LST. The EIT total was assuming that all 200 warehouse employees lived in the borough.

Mr. Lescisko asked what the current budget is for borough. Mr. Rhoads stated the 2022 budget is roughly \$2.7 million.

Don Hager asked if Cornwall Properties intended to operate the warehouse. Mr. Swank stated that it is too early in the process to determine that because it might not even happen. Mr. Byler said that they might own it, but they will not operate it.

Cheyenne Tobias asked if the rezoning request is just for the warehouse and not the other uses that have been discussed. Mr. Swank confirmed it was just for the warehouse.

Mr. Alekna asked about the access from Boyd Street represented on the proposed plan. Mr. Byler clarified that it was an emergency access and would be gated.

Cathy Marzean asked what the right-of-way is at the proposed 322 entrance. Mr. Swank stated that it was 204 feet. Ms. Marzean asked about the layout of the entrance. Mr. Swank stated that there would be two through lanes, a deceleration lane and a left turn lane in the area of the entrance. This could be accomplished within the right-of-way.

Mike Fern asked how many trucks a day would be accessing the warehouse. Mr. Swank said that the estimated number based on a trip generation manual was 247 trucks for an average weekday.

Jeremy Zimmerman pointed out that the original entrance on 322 was for a mostly residential development, but now would be for a warehouse. He questioned why we are doing all of this before a traffic study was completed and access was granted. Mr. Zimmerman felt the only point of tonight was for Cornwall Properties to try to get a warehouse in the GI while also keeping the right to build one in LI.

Grayson Clark asked if part of the traffic study included intersections surrounding 72 and 322. Mr. Fratini said those should have been included but the borough did not get the latest traffic study.

Phil Tipton, CEO of the YMCA, had concerns about the safety of the entrance at Camp Rocky Creek. He was hoping consideration would be given to upgrading the safety there.

Erin Takemoto asked who was doing the traffic study. Mr. Swank said that they sit down with PennDOT and determine what intersections should be studied. The data is then collected, and a report is produced. Traffic Planning and Design serves as Cornwall Properties traffic engineer.

Kathy Dancho had concerns about the trucks coming off the turnpike and using 72 to get to the warehouse.

A resident related his experience when the Acme warehouse was built in Denver when he lived there. He stated crime went up and the police had to respond to the warehouse often. The increased tax revenue would not even cover one new officer.

Mr. Fern asked what the radius of the traffic study was because if there was an accident on 322 that there are no possible detours.

Mr. Alekna said that there will be 237 homes within a one-mile radius of the proposed warehouse. It's possible that those property values could go down and lower the tax revenue for the borough.

Tina Tobias said that her neighborhood has been changing since the DHL warehouse was built in South Lebanon. There are five to six people that work at the warehouse renting a townhouse that cause issues.

Mr. Conrad stated that the Ad Hoc committee was established to work through these issues. He questioned why Cornwall Properties was not in front of them but instead came to the planning commission. Mr. Rhoads interjected that after discussing the issue with Solicitor Cleary it was

determined that the request for rezoning should first come before the planning commission. Mr. Weaber said that the decision tonight should be either no, the commission is not going to entertain the rezoning or yes, the commission would entertain the rezoning. Mr. Conrad stated that he's not going to decide anything until the Ad Hoc Committee makes a recommendation.

Bruce Conrad made a motion, seconded by Ray Fratini, to have the Ad Hoc Committee review everything submitted from here on out.

Ms. Bowman said she was disappointed Cornwall Properties asked to change the zoning via text amendment as that is the quickest way to do it without public hearings. Ms. Bowman said her biggest concern is safety. She was disappointed that borough council wrote a letter of support to PennDOT for access to 322 before receiving any type of traffic or safety study.

Thomas Burton asked who signed the letter of support to PennDOT. He was told Council President Bruce Harris did. Mr. Burton asked if the Ad Hoc Committee has met yet. They have met one time.

Greg Dancho asked if there would be any downhill truck traffic. The road to the warehouse off 322 would be downhill. Mr. Dancho said the use of jake brakes would cause excess noise.

Karen Groh asked if H+K had planned residences in their plan. The plan called for residences, commercial shops, and a water park. Ms. Groh asked if the Ad Hoc Committee meetings were open to the public. They are.

Mr. Alekna said that at the first Ad Hoc Committee meeting there was a lack of information but questioned if there is anymore known today than was known then. He said when the Ad Hoc Committee worked with H+K they had the entire plan in front of them to work off.

Nick Taraschi asked what benefit the residents would get out of the rezoning, which is one aspect of the request.

Judy Simmermon wanted to reiterate that the warehouse would impact the entire borough, even those who do not live as close.

There was discussion about what Cornwall Properties has the right to build on the parcels in LI and GI.

ADJOURNMENT

With no further business to conduct, John Karinch made a motion to adjourn, seconded by Ray Fratini. Motion passed. Meeting adjourned at 8:33 p.m.

Respectfully submitted,

Cody Rhoads, Secretary