

MINUTES OF THE CORNWALL BOROUGH COUNCIL MEETING
HELD ON MONDAY, JULY 11, 2022, AT 6:30 P.M.
AT ALDEN PLACE CLUBHOUSE

Council President Bruce Harris called the meeting to order at 6:40 p.m.

PLEDGE OF ALLEGIANCE

PRESENT

Council President Bruce Harris, Council Vice President Bruce Conrad, Council Pro Tem Ron Ricard, John Karinch, Al Brandt, Thomas Burton, Beth Yocum and Mayor Mark Thomas

ALSO PRESENT

Borough Manager Cody Rhoads, Police Chief Brett Hopkins, Borough Engineer Chad Smith

PUBLIC

Meeting attendance sheet is attached hereto

PUBLIC COMMENT – WATER & SEWER

None

WATER & SEWER BUSINESS

REPORTS

Al Brandt made the motion, seconded by John Karinch, to approve the water and sewer reports. Motion passed.

PUBLIC COMMENT

A resident stated that inappropriate material has been posted on the Spring Hill Acres community bulletin board and stickers are now being posted on the light poles. Mr. Harris has spoken with Chief Hopkins and the police department has received two complaints about it. Mr. Harris encouraged people to report any incidents so the PD can establish a timeline when it is occurring. Another resident stated that the residents are now stopping and removing the stickers. He asked if the borough could take responsibility for removing them. Mr. Harris said the highway department would handle that.

Bill Cavanaugh asked if the “End Brake Retarders” sign on Route 419 can be removed. He hears them all day long and it is a nuisance. Another resident stated that the same issue is occurring from Engle’s Body Shop to past Cherry Street.

APPROVAL OF MINUTES

John Karinch made the motion, seconded by Bruce Conrad, to approve the minutes of the June 13, 2022 council meetings. Motion passed.

REPORTS

Bruce Conrad made the motion, seconded by Al Brandt, to approve the reports. Motion passed.

Mr. Harris read the budget report for June 2022.

OLD BUSINESS

COMMITTEES

Mr. Harris stated that Stan Alekna was the only person to show interest in the creating a formal zoning complaint process. Mr. Karinch said he would work with Mr. Alekna to create something.

Mr. Harris stated that they are also looking for members to serve on updating the comprehensive plan. Interested parties should submit their interest to Mr. Rhoads.

NEW BUSINESS

CORNWALL INN/POLICE STATION LOT ADDITION

Alex Kinzey, Steckbeck Engineering, reviewed the project that will clean up the property lines between the police station and the inn. Mr. Kinzey was requesting consideration to grant the needed waivers for the project and conditional approval. Mr. Harris stated the Planning and Zoning Commission recommended granting both requests.

Mr. Burton asked what would happen if the Borough wanted to put a trail through the property in the future. Mr. Kinzey reviewed the type of easements that are being proposed and stated the Borough would giving up that right with this plan.

John Karinch made the motion, seconded by Bruce Conrad, to approve the waiver and grant conditional approval. Motion passed.

RECREATION

Mr. Conrad stated that the recreation committee met with Karla Farrell, a landscape architect, to tour and review the borough's existing facilities. Ms. Farrell will be submitting a proposal that council expects to act on at the August meeting. Mr. Conrad reviewed ideas that were brought up to add to the borough's existing offerings.

Mr. Harris stated that the borough's current recreation fee has been \$1,250 for quite a while and should be increased. John Karinch made the motion, seconded by Bruce Conrad, to authorize Jeff Steckbeck to complete a recreation fee study. Motion passed.

CORNWALL PROPERTIES

Mr. Harris stated that Cornwall Properties shared a conceptual plan with the Planning and Zoning Commission at last week's meeting. Mr. Byler and Mr. Swank are in attendance tonight to share that plan with council.

Mike Swank, Cornwall Properties, stated that Byler Management purchased the property that was previously owned by H+K. Mr. Swank presented a plan that could be done by right, which would include the construction of warehouses more than 700,000 sq. ft. in aggregate. They could also have a rock crushing operation like what H+K had.

They did not feel like it would be the best use of the land around the open pit. Instead, they proposed another option with an 810,000 sq. ft. warehouse closer to 322. Traffic would be

directed onto 322 and prevent traffic from traveling through the borough. H+K did receive a permit for access onto 322, but it has expired, and Cornwall Properties will have to go through the process to gain that approval. There would also be a hotel, apartment buildings and residences around the open pit. Mr. Swank reviewed the traffic plan for accessing the area. This plan would need adjustments to the zoning ordinance.

Catherine Miller asked about the aggregate amount of space of the warehouses in Plan A compared to Plan B. Mr. Swank said it would be roughly 700,000 sf and 800,000 sf. Ms. Miller asked about the return on investment between the two plans. Mr. Swank stated that they have not gotten to that point yet.

Ray Fratini gave his perspective on the project as chairperson of the Planning and Zoning Commission.

Tom Sheridan stated that the new warehouse would be 500 feet from his house. Mr. Sheridan researched what it is like to live near a large warehouse and found nearly two dozen citations, which he wrote up and presented to council and Cornwall Properties. Mr. Sheridan read portions of his letter related to pollution and health issues.

A resident asked Jonathan Byler if he had any alternate proposals or if these were the only two. Mr. Byler felt that on the industrial side, it would be one of these two plans. He purchased the land for the industrial zoning. Any residential aspect would be secondary.

Julie Bowman asked Mr. Byler if he knew how many dock doors would be on the warehouse. Mr. Byler said that was not determined. Ms. Bowman asked if he knew the height of the warehouse. Mr. Byler felt it would be 45-50 feet high. Ms. Bowman felt that at that height there would be no buffer. Mr. Byler felt that the lay of the land and the existing buffer would be sufficient.

Sandy Goodstein said that he is a member of the Pennsylvania Outdoor Lighting Council. He said he heard some concerns about the lighting and reminded everyone that there is a lighting ordinance. Mr. Goodstein said he was willing to help with that aspect.

Jo Roussey stated that she hopes there is a good compromise that benefits both the developer and the community.

Jeff Iceman stated that he hopes the fire company can give feedback on the design as he felt there were issues with the warehouse State Drive that could have been addressed in the planning phase.

Karl Kohr was worried that the developer would push for more warehousing instead of the residential aspect. Mr. Kohr felt if development like this occurs then residents should get something tangible. If Cornwall is irreparably changed, people need to get a tax break. Mr. Kohr had concerns about the traffic that would be created and the possibility of catastrophic events.

Dan Sidelnick asked about traffic. Mr. Swank said there still needs to be a traffic study done.

Cheyenne Tobias asked Mr. Byler if he lived in the area. Mr. Byler said he lives just south of the borough. Ms. Tobias questioned if Mr. Byler felt that he had any skin of the game. Mr. Byler stated that he was the owner of the Iron Valley Golf Course, so he certainly feels a part of the community. Ms. Tobias also had concerns about the impact on wildlife.

Grayson Clark had concerns about the impact on the intersection at Route 72 and Spring Hill Lane.

Tom Davis was concerned that CO2 generated by the warehouse would settle in Alden Place and create problems.

Matt Unger had concerns about the traffic issues that would be created on 322 and 72. Mr. Unger noted that a lot of traffic for new warehouses are not tractor trailers, but many smaller vehicles.

Stan Alekna spoke about the ad hoc committee for the H+K project and how successful it was. He encouraged council to use the same process.

Ryan Healy questioned if the site was level enough to construct a warehouse. Mr. Byler said that the property is steep coming off 322 but flattens out enough to make it feasible.

Mr. Byler thanked everyone for their input.

Beth Yocum thought the ad hoc committee was a good idea and would like to see one formed for this project. Mr. Harris said he was not opposed to an ad hoc committee but felt it would best to wait until a plan was submitted to planning and zoning.

After further discussion. Thomas Burton made a motion, seconded by Beth Yocum, to form an ad hoc committee. Roll call vote: Tom Burton “yay”, Al Brandt “yay”, Bruce Harris “nay”, John Karinch “nay”, Beth Yocum “yay”, Bruce Conrad “nay” and Ron Ricard “nay”. Motion failed 4-3.

Bruce Conrad made a motion, seconded by Jonh Karinch, to form an ad hoc committee that reports to planning and zoning. Motion passed 5-1 with Ron Ricard opposed and Beth Yocum abstaining.

John Karinch made the motion, seconded by Al Brandt, for the committee to consist of two members of council, two members of planning and zoning and two members of the community along with the developers. The engineer and solicitor would be present as needed. Motion passed

COMMENTS FOR THE GOOD OF THE ORDER

None

ADJOURNMENT

With no further business to conduct, John Karinch made the motion, seconded by Al Brandt, to adjourn the meeting at 8:41 p.m. Motion passed.

Cody Rhoads
Secretary