



# **BOROUGH OF CORNWALL**

**36 Burd Coleman Road**

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## **AD HOC EXECUTIVE COMMITTEE FOR**

### **H & K PLAN – THE PRESERVE AT HISTORIC CORNWALL VILLAGE**

Ad Hoc Executive Committee meeting was held on Tuesday, December 22, 2009 at the Cornwall Borough Hall.

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

Special Counsel: Josele Cleary

Alternate Borough Engineer: Steve Dellinger

Traffic Consultant: Chris May

Fiscal Impact Consultant: Absent

Public: List Attached

1. Chairman Paul Vranesic called the meeting to order at 7:00 p.m.
2. Borough Traffic Consultant, Chris May, provided his comments after a through review of TPD's Traffic Study.
  - Mr. May reviewed the recommendations of the traffic study and presented his comments/concerns. Both Penn Dot's and the Borough's Traffic Study requirements were discussed.
  - Mr. May stated that he has no concerns with the methodology/procedures or the trip generation information used in the preparation of the Study. The only issues to be further discussed are exactly what improvements are needed.
  - The warrants for a traffic signal at 72/322 may not be met even at build-out for the project (H&K proposes to continue to monitor the 72/322 intersection on an annual basis – or at the completion of each stage of development). The Ad Hoc Committee made it understood that the Borough will do whatever it can to make sure that the necessary

improvements to the intersection are put in writing before the Ordinance Amendment is passed.

- The main entrance road proposed at Rte. 322 will be an unsignalized intersection, with a left turn lane on eastbound 322 to be constructed initially and a westbound 322 right turn lane to be constructed sometime in the future. It was suggested that H&K investigate the construction of both turn lanes initially. (The Borough can request Penn DOT to approve something other than a “warranted” project.)
- Much discussion centered on the proposed bypass/access to Ironmaster Road. The proposal is to construct the connection to Ironmaster Road to discourage (and/or block) through traffic in Burd Coleman. Mr. Dellinger was given the task to research the existing approved subdivision plan(s) for the Smith property (Ironmaster Acres). The concept of an “Official Map” was presented and discussed by Ms. Cleary.
- Options for maintaining and/or improving the Burd Coleman/419/Cornwall Road (at Sacred heart Church) and 419/Boyd Street (at Post Office) intersection were discussed. Improvement projects are complicated by the geometry of the intersections and the existence of the Rail-Trail crossing. The Ad Hoc Committee made no decisions on any improvements.
- One of the recommendations of the Study is to investigate the extension of an existing COLT Bus Route (No. 9) to the development.
- The Study indicates that there will be no significant impact to the 72/Spring Hill Lane intersection.
- Questions were raised as to the “buildability” of the proposed “Big Hill” access road to Boyd Street. The suggestion was made that the access be “roughed in” and used as a construction access during the construction of the single family lots in Stage 2.
- Only one left turn lane is proposed in the interior of the proposed development (at the Village Commercial area). Mr. May suggested that the developer consider the construction of left turn lanes at several other locations – or at a minimum the reservation of adequate right-of-way to construct them in the future.
- Josele Cleary noted that the Borough’s bargaining position regarding the construction of any agreed upon off-site traffic improvements is strongest before the zoning ordinance is changed. Such an agreement with the developer should be in writing and signed by both parties before the zoning ordinance is changed.

- Mr. Vranesic instructed Chris May to take a closer look at the following traffic areas:
  - Iron Valley Drive gating proposal?
  - Is the Big Hill intersection do-able?
  - Ironmaster Road by-pass and how we can develop a plan that would not have the three homeowners at the top of the hill have to go all the way out the Ironmaster by-pass just to get back on to Burd Coleman Road?
  - For the next meeting, Mr. May will outline the major points needing further discussion.
  - Jonathan Byler will be contacted to update the Committee on his position on Iron Valley Drive.
- 3. Next Ad Hoc meetings to be held Tuesday, January 12 and 26, 2010 at 7:00 p.m. at the Cornwall Borough Hall. Questions regarding this project can be e-mailed to [cwboro@comcast.net](mailto:cwboro@comcast.net).
- 4. Adjourned 9:00 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