



BOROUGH OF CORNWALL

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AD HOC EXECUTIVE SESSION FOR H & K PLAN - THE PRESERVE AT HISTORIC CORNWALL VILLAGE

Ad Hoc Executive Session meeting was held on Tuesday, November 24, 2009 at the Cornwall Borough Hall.

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

Special Counsel: Josele Cleary

Alternate Borough Engineer: Steve Dellinger

Traffic Consultant: Absent

Fiscal Impact Consultant: Robert Kriebel

Public: List Attached

1. Chairman Paul Vranesic called the meeting to order at 7:00 p.m.
2. Paul Callahan provided the committee with follow-up papers (attached) on his analysis of the Amusement Tax Rates from similar water parks in NJ & PA. PA Legislation was recently passed that limits municipalities to a maximum 5% tax rate. The committee endorses this Amusement Tax for the water park.
 - Also provided was an updated Fiscal Impact Summary prepared by Glackin, Thomas, Panzak (attached) that used revised/updated population figures, Borough expenditures and millable rates. All committee members agreed with the report.

- Mr. Vranesic provided a final review and report evaluation (attached) on the Fiscal Impact that all committee members agreed to.
 - The Committee unanimously passed a motion to submit the final review and report evaluation to the Planning & Zoning Commission and Borough Council.
 - It was the consensus of the Committee that a recommendation be made to Borough Council to authorize Ms. Cleary to prepare a draft amusement tax ordinance for consideration and possible adoption.
3. Lebanon County Planning Department (LCPD) provided written comments (11/24/09) on the “unofficial” CMU Overlay Zoning Amendment. The comments were distributed and discussed. Several of the comments resulted in changes to the draft zoning ordinance amendment.
 4. On November 11th, Tom Smith, Steve Dellinger, Bob Lynn (from Hanover Engineering), Jeff Steckbeck, Paul Callahan and Bob Heuser met to discuss modifications to the existing Subdivision and Land Development Ordinance’s road standards for inclusion in the draft zoning ordinance amendment. As an outcome of that meeting, Jeff Steckbeck prepared and distributed proposed language for inclusion in Section 1758 of the draft zoning ordinance amendment. The proposed language, along with comments from Hanover Engineering, was distributed and discussed with the Committee. As a result of the discussion, some of the proposed language was modified.
 5. Ms. Cleary will prepare a revised draft zoning ordinance amendment reflecting the changes related to the LCPD comments and the road standards discussion. The revised draft will be distributed to the Committee and posted on the H&K website.
 6. Since the Planning and Zoning Commission has requested citizen comments on the draft zoning ordinance amendment at its next meeting (scheduled for Monday, December 7th) it was recommended that a larger meeting venue be obtained. **P & Z December 7th meeting will be held in the Cornwall Elementary School Auditorium at 7:30 p.m.** Any change in the meeting location will be properly advertised and posted on the Borough’s website.

7. Next Ad Hoc meeting to be held Tuesday, December 8, 2009 at 7:00 p.m. at the Cornwall Borough Hall. Questions regarding this project can be e-mailed to cwboro@comcast.net.
8. Adjourned 8:50 p.m. Went into Executive Session.

Respectfully Submitted,

Joseph L. Lescisko
Secretary
www.cornwall-pa.com

cc: Ad Hoc Committee
Borough Consultants
Cornwall Borough