



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, October 13, 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: Chris May

Fiscal Impact Consultant: Robert Kriebel

Public: List Attached

1. Chairman Paul Vranesic called the meeting to order at 7:00 p.m.
2. Mr. Kriebel, from Urban Research & Development Corp, provided a written analysis (10/7/09) of the Fiscal Impact Study prepared by Glackin Thomas Panzak (GTP) (7/30/09). After some discussion by the committee, it was decided that we need more concrete revenue projections (EIT, Amusement Tax, Local Service Tax, etc.) and operating expenses. Better budget projections may be available from the Borough after the Finance Committee meeting scheduled for 10/15. Paul Callahan's group will do some research regarding Local Services Taxes, Amusement Taxes, Room Taxes, etc. prior to the October 27th meeting.
3. Chris May (HRG), provided an update on TPD's Local Trip Generation study (10/12/09). All 17 intersection counts have been completed. Traffic counts were taken at several existing indoor water parks. The Committee was in agreement with the recommendation that the "weighted average" used by TPD not include (low) information from the H2000hh Water Park. Since Penn DOT may not

accept trip generation information collected on “age targeted” developments, which would delay the completion of the traffic study, H&K decided to use the more conservative (higher) “market rate” housing rates. TPD indicated that the report should be completed within a month.

4. Josele Cleary took her notes from the discussion of the Zoning Ordinance amendment at the 9/29 meeting and prepared a revised draft amendment called the Coordinated Mix Use (CMU) Overlay. The proposed amendment would include modifications to the existing Article 17, which would enable reference to the procedures in that Article – thereby eliminating numerous sections/pages in the proposed draft. H&K requested changes to the draft (received by email on 10/13 PM) were also discussed. It was agreed that the Committee members should review the draft amendment in detail and forward suggested changes to Josele by Friday – so that she can compile them/distribute them for discussion at the 10/27 Committee meeting.
5. Next Ad Hoc meeting to be held Tuesday, October 27, 2009 at 7:00 p.m. at the Cornwall Borough Hall. Questions regarding this project can be e-mailed to cwboro@comcast.net.
6. Adjourned 9:10 p.m.

Respectfully Submitted,

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

cc: Ad Hoc Committee
Borough Consultants
Cornwall Borough