

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION
HELD ON NOVEMBER 6, 2023 AT 6:30 P.M.
AT CORNWALL BOROUGH OFFICE

Ray Fratini called the meeting to order at 6:30 p.m.

PRESENT

Ray Fratini, Bruce Conrad, Joe Lescisko, John Karinch, Jeff Snyder, borough engineer Chad Smith and borough zoning officer Jeff Steckbeck

PUBLIC

Meeting attendance sheet is attached hereto.

NEW BUSINESS

STORMWATER EXEMPTION – TONY’S MINING COMPANY

Mr. Smith stated that this is a small parking expansion at the back of the lot to add a few spaces. They do meet all the criteria for an exemption. Mr. Smith wants to talk to them about a zoning point though. This would be a stone lot, but it could be paved in the future and that would not change the exemption criteria.

Mr. Lescisko asked what the threshold was for a stormwater plan. Mr. Smith said that the criteria changes based on a few factors including the size of the lot and how close neighboring properties are.

John Karinch made a motion, seconded by Jeff Snyder, to recommend Council approve the stormwater exemption.

Jeff Bamberger said that at a past meeting a resident complained about the runoff from Tony’s and asked if this would help or hurt their situation.

Mr. Lescisko said that the residents have had issues since the tunnel was filled years ago.

Ray Fratini made a motion, seconded by John Karinch, to recommend Council have Tom Smith visit the site to see if there is anything that could be done to improve the situation if it is still occurring.

NORTHGATE HOA

Chet Bogar, HOA President, produced a document from 2007 that stated that a traffic study must be done if the Alden Mansion was ever occupied. Since the mansion was never occupied, they believe a traffic study must now be done.

Mr. Bogar said that the first 47 sidewalks in Northgate were not inspected for some reason. Mr. Smith then inspected one of the sidewalks and told the crew that they needed to put wire in the sidewalk, which they did. Mr. Bogar said that Louie Hurst then called Mr. Smith and told him that there doesn’t need to be wire, so now they are installing sidewalks without wire again.

Mr. Smith clarified that the plans for Alden Place do not require wire but the plans for Northgate do require wire and that is what is being followed. Mr. Bogar said their engineer disagrees that it is being properly followed.

Mr. Karinch asked if the HOA wanted the other sidewalks to be replaced. Mr. Bogar said there are more sidewalks to be poured and they want those done correctly. He wanted to know why the first 47 sidewalks weren't inspected. Mr. Bogar said the other sidewalks are deteriorating and they will likely ask that they be replaced.

Mr. Steckbeck clarified that the document Mr. Bogar referenced earlier regarding the traffic was not written by him, but an attorney. He said it was also confirmed by Solicitor Cleary that the borough engineer or roadmaster inspect facilities that will be dedicated to the borough. Quality control inspections of private property, commercial development or HOA development should be done by the receiving party, not the borough. The only inspection done for private work is to affirm that the work was completed so the bond can be released.

CORNWALL PROPERTIES

Mike Swank, Cornwall Properties, stated that since their previous rezoning request they have been in discussions with PRL Industries about an expansion project. They have submitted a new rezoning request to add a manufacturing use in the General Industrial (GI) to allow them to construct a new facility for PRL. Mr. Swank said the borough's ordinance calls for a rezoning request to be brought to the Planning Commission first and then they would recommend that Borough Council entertains the idea, at which point in time it would likely get referred to the Planning Commission.

Mr. Karinch asked how big the structure would be. Mr. Swank said they are looking at 75,000 to 80,000 square feet right now.

Mr. Swank invited Andy Oskam and Tim Lewis from PRL to join him to answer questions. Mr. Oskam said this expansion project is a big deal to them. They have a machine operation in Lebanon and another one here in Cornwall. They would like to consolidate that under one roof. They have looked at property in Harrisburg and Hamburg, but this opportunity presented itself and they would love to stay in Cornwall. This is not a loud operation as there is no pulling steel, no grinding, and no welding. They are simply doing machine work. There is no hazardous waste associated with operation.

Mr. Oskam said that they would hire 30 people at the low end. Mr. Oskam confirmed the building would be 80,000 square feet to start. He said the height was in the 40-foot range, but that might be lowered because they will need to sink some of the equipment into the foundation. The main factor is that they need a 30-ton crane to move their products. They anticipated the hours of operation to be 24 hours a day, 5 days a week. There would be some flatbed trucks but no semis. Mr. Lewis said that they bid a lot of jobs for other suppliers in the submarine/industrial base as well.

Mr. Snyder asked where in the GI district the facility would be located and what else would go there. Mr. Swank said that PRL would be located at the top of the existing entrance to the rock

crusher. The parcel is roughly 100 acres and PRL would take up 10 acres. The mining operation would continue on the remaining acreage for the time being.

Ron Morrison asked if he heard correctly that the operation in Lebanon would be consolidated to the Cornwall facility. He asked if the Lebanon facility would be closed. Mr. Oskam said not necessarily. They might keep that facility for storage, but they won't know that until they determine the financial feasibility of that.

Mr. Bamberger asked if the current PRL facility on Rexmont Road would remain in operation. Mr. Oskam said that would continue to operate as it is now. Mr. Bamberger thought this idea was fabulous.

Julie Bowman asked why they were looking at the GI instead of the Limited Industrial (LI) district, where manufacturing use is already permitted. Mr. Swank said that they have discussed developing a mixed-use community in the LI district and they have received good feedback on the plan that includes a hotel, residential and retail on the LI parcel, plus the GI was closer to Route 322. Ms. Bowman asked if, with this plan, they would withdraw any warehouse plans. Mr. Swank said that upon approval of this request, they would withdraw the request to move the warehouse use to the GI but that use is already permitted in LI and they weren't seeking to change that as part of this plan. Ms. Bowman asked about Route 322 access and if this facility is built, would there be no access? Mr. Swank said that was correct. Ms. Bowman asked about the outbound loads. Mr. Oskam said that they don't make anything that can't fit on a box truck or a semi if they had to. The heaviest casting they are doing right now is 6,200 pounds. They don't have the facilities to pour anything heavier than that. They do a lot of castings in the 1,500-to-2,000-pound range, some in the 500-pound range and some as low as 50 pounds. Ms. Bowman asked if PRL would purchase the entire parcel. Mr. Swank said that they would lease the building to PRL and retain ownership of the land.

Ms. Bowman asked if Mr. Fratini could clarify the process for considering the request, because their group was at the last council meeting and voted to send their text amendment to the ad hoc committee. Mr. Fratini said that he isn't in charge of that process. Ms. Bowman asked if Mr. Rhoads could answer that. Mr. Rhoads said that he couldn't speak for Council, but he thought both requests would likely go before the Planning Commission as opposed to the ad hoc committee.

Mr. Conrad questioned why the Planning Commission would have to send this to Council when Council is going to refer it right back to the Planning Commission. Jon Andrews, legal counsel, for Cornwall Properties, said that the procedural aspect of the rezoning request requires that the Planning Commission simply recommend to Council whether to even consider the request. Then, if Council agrees to consider it, the Planning Commission would start to dissect the request. Cornwall Properties wanted to make sure to follow the proper procedure.

Greg Roussey asked what PRL's timeline is. PRL would like to be in the facility in 14 or 15 months.

John Karinch made a motion, seconded by Jeff Snyder, to recommend the Council to consider Cornwall Properties rezoning request. Motion passed.

Bruce Conrad made a motion, seconded by Ray Fratini, to recommend to Council to allow the Planning Commission to review Cornwall United's rezoning request. Motion passed.

Mr. Swank stated that out of respect for PRL, they don't want to get too far down the road with them if it is likely that it will not come to fruition because they will need to find another location.

Mr. Karinch felt that this was a great idea, and he would vote for it right now. He hoped that the Iron Valley residents would be happy with this plan.

ADJOURNMENT

With no further business to conduct, Ray Fratini made a motion to adjourn, seconded by Bruce Conrad. Motion passed. Meeting adjourned at 7:19 p.m.

Respectfully submitted,

Cody Rhoads
Secretary