

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION  
HELD ON NOVEMBER 20, 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, Joe Lescisko, John Karinch, and borough engineer Josh Weaber

ABSENT

Bruce Conrad and Jeff Snyder

PUBLIC

Meeting attendance sheet is attached hereto.

NEW BUSINESS

CORNWALL PROPERTIES – REQUEST TO AMEND GENERAL INDUSTRIAL REGULATIONS

Mike Swank, Cornwall Properties, said that there have been no changes to the proposed amendment since the last meeting. He shared a sketch of the proposed building for PRL Industries. It is 80,000 sq. ft. with an additional 6,000 sq. ft. of office space. The building will have 8-10 feet of split faced block and the rest will be metal siding. The building will need a crane inside to move material so that will dictate the roof height, which will most likely be 40 feet. There will be no outdoor storage and the perimeter will have a chain link fence around it.

Mr. Fratini wants to limit the traffic through Minersville. He said his understanding was that Cornwall Properties did not want to pursue access to Route 322 with this project. Mr. Swank said that gaining access is expensive and this project did not warrant it. He felt it might be possible depending on future development of the property. Mr. Fratini mentioned the possibility of developing Silver Street. Mr. Swank said it could be possible, but he didn't have any information on the right-of-way width and the physical limitations of developing that.

Mr. Weaber said that there will be a traffic component to any plan submitted. It might be a scoping letter that says it doesn't meet the threshold for further study. It might find that a traffic study is necessary.

Mr. Weaber stated that the amendment proposed that access to a major road was eliminated. Mr. Swank said that after discussion with Solicitor Cleary and their legal counsel, the most recent amendment kept that provision in. Mr. Swank noted that even if the borough and Cornwall Properties would agree to Route 322 access, PennDOT might find that it is not warranted with the amount of traffic.

Mr. Lescisko asked if the mining operation would continue on the remaining acreage. Mr. Swank said that would be the plan. He estimated that if they moved quickly, there could be 10 years of mining left on the site. Mr. Weaber said that they would have to talk to the solicitor to see if this plan would change the conditional use approval.

Tim Lewis, PRL, said that this building would give them a 50-75% capacity increase, which would serve them well into the future. He said maybe in ten years they would look to do a similar size facility if there is a continued increase in demand for their product.

Mr. Lescisko asked if there was a land development plan ready to go. Mr. Swank said that they would prepare one quickly if the ordinance was amended. As to future use of the property, Mr. Swank felt the borough still had control through the land development process and the Subdivision ordinance.

Jeremy Zimmerman asked why it is being shown as a subdivision. Mr. Swank said that the plan is just showing a potential lease line to help with the coverage requirement. Mr. Zimmerman said that there is already a zoning district where this use is allowed, and he doesn't know why they aren't building it there. Mr. Swank said that as they had stated in the past, they hoped to develop a mixed-use community on the LI tract and felt the feedback on that potential development was positive. Mr. Zimmerman said that there was no guarantee that they would ever build the mixed-use community and the property could be sold to another entity who could use it as it is zoned now.

Julie Bowman asked if the property could be parceled off. Mr. Weaber said it could, but it depends on the opinion of Council and the Planning Commission. If there is concern for future uses, maybe there is language that could give Cornwall Properties options but also provide protection for the borough.

Mr. Karinch asked if there could be language added that removes warehousing from the LI as well. Mr. Byler felt that would work if the ordinance is amended to allow the mixed-use community. Mr. Weaber felt that a lake resort community would open a whole new process and discussion. It's possible that mining could go away or a time frame be set as to when it needs to be mined out.

Mr. Karinch asked if there was a time frame for the lake resort community. Mr. Byler said there is major infrastructure that would be needed. He felt the best-case scenario was two to three years.

Nelson Zimmerman asked about the traffic and Route 322 access if the GI tract continued to be developed. Mr. Weaber said that decision would go land development plan to land development plan based on the traffic studies. He thought the mitigating factor right now would be lot coverage. He also thought it was something that could be addressed when the lake resort community is discussed.

Jeremy Zimmerman asked if it will be serviced by public water and sewer. Mr. Swank said that they will investigate drilling a well for the PRL facility. Jeremy Zimmerman said that there is also future development to consider. Mr. Weaber said this would fall under the SALDO and that DEP has their own regulations that would need to be followed.

Ms. Bowman asked if it would be possible to parcel out PRL and make the rest Residential Forest. Mr. Byler said that the parcel wasn't feasible for residential. The infrastructure cost would be greater for residential than it would be for manufacturing.

Jeremy Zimmerman was concerned that this is opening other undeveloped land for changes in zoning.

Ms. Bowman asked if manufacturing is added to the GI, would there be additional items addressing noise, buffer areas, etc. Mr. Weaber said that some of those items are addressed under the conditional use section, and they would have to meet those standards for manufacturing use as well.

Jeremy Zimmerman said one use under manufacturing is meat processing and that is a high-use consumption for water. Mr. Weaber said that there are DEP requirements for those uses that would have to be met, even if the zoning allows it.

It was decided that Cornwall Properties, Mr. Weaber, Solicitor Cleary and the borough will set up a meeting to work through the issues discussed tonight and have something ready for the December 4<sup>th</sup> meeting.

#### ADJOURNMENT

With no further business to conduct, Ray Fratini made a motion to adjourn, seconded by John Karinch. Motion passed. The meeting adjourned at 7:10 p.m.

Respectfully submitted,

Cody Rhoads  
Secretary