

MINUTES OF THE CORNWALL BOROUGH PLANNING COMMISSION  
HELD ON FEBRUARY 5, 2024, AT 6:30 P.M.  
AT CORNWALL BOROUGH HALL

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

PRESENT

Ray Fratini, Bruce Conrad, Joe Lescisko, John Karinch (via Zoom), borough engineer Chad Smith, borough engineer Josh Weaber and borough zoning officer Jeff Steckbeck

ABSENT

Jeff Snyder

PUBLIC

Meeting attendance sheet is attached hereto.

NEW BUSINESS

CORNWALL PROPERTIES SUBDIVISION – REXMONT ROAD

Josh Weaber stated that he has reviewed the project and issued his first comment letter last week. He also met with the applicant and their engineer. The applicant has also met with the water and sewer engineer. Mr. Weaber said at this point the applicant will address the comments and submit a revised plan.

Mr. Fratini explained the location of the development for those in attendance who were not familiar.

Julie Bowman asked Mr. Weaber if there was a comment in his letter related to the intersection at Iron Valley Drive and Boyd Street. Mr. Weaber said that there is a comment regarding the access onto Iron Valley Drive. With it currently being a private drive, there needs to be further clarification before any plan is approved. Ms. Bowman asked if residents were able to get a copy of the review letter. Mr. Rhoads said that is a public document that can be requested through a Right to Know request.

Mr. Lescisko said his understanding was that the project wouldn't begin until the Iron Valley Drive access was obtained. Mr. Smith said that was correct. Mr. Lescisko asked if there was anything in the ordinance about steep slopes in the back of homes. Mr. Smith said that there are requirements in the ordinance, and the plan meets those requirements. Mr. Lescisko asked if they get the Iron Valley Drive access, would they be allowed to begin erosion and sedimentation work. Mr. Smith said that there is a Phase 1 component, and you can begin construction on that phase when the NPDES permit is received. This would include earth moving, but not construction of homes. Mr. Lescisko asked if any work has been done on the contamination of the site. Mike Swank, Cornwall Properties, said a Phase 1 investigation was done and there were parts of the site that needed to be looked at further, which was done, and the contaminants were removed. Mr. Smith explained that Phase 1 is the investigation and since potential contamination was present, testing was needed, which is Phase 2. Phase 3 is the remediation part of the project. Mr. Lescisko asked if the stormwater would run into Goosetown. Mr. Smith said that the

drainage path does go towards Goosetown, but the stormwater will be slowed down on site. Mr. Weaber said that there are 10 or 11 basins proposed in the development. Mr. Weaber confirmed that the post-development runoff must be less than the pre-development runoff.

Rex Herbert asked what the density was. Mr. Weaber said that the only density requirement was in the Conservation Recreation area, which is one lot per five acres. Otherwise, there are lot width and lot size minimums, which are 110 feet and 15,000 sq. ft. for this subdivision.

There were questions on how a traffic study could be properly done when Iron Valley Drive is a private road. Mr. Weaber explained that the traffic study looks at the traffic without any prejudice related to whether a street is public or private. It is not the traffic engineer's responsibility to solve the ownership issue. Mr. Fratini said his issue is not with the traffic study but with where the traffic generated by this development is going to go.

Fred Jones reviewed what H+K's plans were, which would have routed traffic to Boyd Street and onto a new bypass.

Mr. Lescisko asked that if more water was flowing into the creek on Anthracite Road than before the development, would the developer be responsible for upgrades to the pipe. Mr. Smith said that they would not, because they are responsible for reducing the flow before it exits the property. If they do that, there should not be an impact on the stream. Mr. Lescisko asked if there was going to be a beauty strip across from the entrance to Tony's Mining Company. Mr. Smith said that there would not be.

A resident from Anthracite Road said that they had concerns about the traffic and stormwater runoff, as their basement currently floods during heavy rainfall.

Mr. Fratini felt there were too many houses proposed and wanted to see cooperation from the developer to make it more palatable for the community.

Mr. Conrad said that at the first regional comprehensive planning meeting, there was discussion about affordable housing being required in new developments. There was an example of that happening in New Jersey. Mr. Weaber said that there was nothing currently on the books that would require it or allow it to be enforced.

Greg Roussey asked if cluster home design was considered. Mr. Smith said that the borough doesn't have a cluster home ordinance, but some neighboring municipalities do. Mr. Smith said it wouldn't necessarily cut down on the number of units but would cut down on the amount of space taken up.

#### CORNWALL PROPERTIES – LAKE RESORT COMMUNITY TEXT AMENDMENT

Mike Swank, Cornwall Properties, said that he was asked at the January meeting to provide in writing what they wanted to accomplish in the Lake Resort Community. He provided a proposed text amendment. They are not asking for any action to be taken on the request, but to continue working on the proposed amendment so it is suitable for all parties.

Mr. Weaber said that everyone should take the time to read the proposed ordinance and write down their comments. There should be a procedure established to receive comments from the public because it wouldn't be productive to continuously have long meetings with many residents making comments.

Ms. Bowman asked if it would be better to take a holistic view of the borough's zoning while the comprehensive plan is being updated, as opposed to updating it piece by piece through text amendments.

Rob Anspach asked if this would be better worked on through the ad hoc committee.

Stan Alekna asked if there was enough detail known about the plan to work on a text amendment. Mr. Weaber said there was enough detail to begin working on through it.

Bruce Conrad made a motion, seconded by Joe Lescisko, to distribute the proposed ordinance for public consumption. Motion passed.

#### ALDEN MANSION – ADBANDONED DRIVEWAY, REPORT FROM THE ENGINEER

Mr. Steckbeck stated that at the December meeting, the Northgate HOA engineer and attorney were in attendance to discuss the western driveway of the Alden Mansion, which the owner claims he has the right to reconstruct and use. Mr. Steckbeck provided a report that included several historical photos depicting the presence of the driveway. On December 15<sup>th</sup>, Mr. Steckbeck, Mr. Smith, and Mr. Weaber inspected the driveway with the help of an excavator. In some areas they found macadam and in others they found only stone. There was evidence that there was previously a driveway. They determined that 25% of it had deteriorated to the point that it was no longer shedding runoff and was allowing stormwater to soak in. To restore those sections to impervious, it would require calculations to determine the amount of stormwater management. It was determined that the owner will need to do stormwater management on 40% of the impervious surface he would put back into place. That was Mr. Steckbeck's recommendation to the Planning Commission.

Mr. Lescisko questioned where the improvements could be made. Mr. Steckbeck reviewed a recent project in the borough that used a trench method that could likely be followed by the owner of the mansion. All improvements would have to be within the 30-foot easement.

Ron Laudeman said that trench method was used at the property behind his house and hasn't prevented the water from flowing onto his property.

Joe Steckbeck wanted to clarify that the Northgate HOA owned the easement, not the owner of the Alden Mansion.

Rex Herbert asked if a potential paving of the easement would constitute a driveway or an access road, because he felt they would have different standards.

Chet Bogar thanked the borough for having the engineers look at it. He felt it was an engineering problem that would ultimately be solved by engineers. He was going to have the HOA's engineer

review the report and respond if necessary. Mr. Bogar said that the owner of the Alden Mansion must get written approval from the Northgate HOA to construct anything on the easement.

A resident asked why a traffic study would have to wait until the property has been in use for one year. Mr. Smith said that at the time the agreement was written it was not known what the uses would be at the mansion, therefore it made sense to let a year pass to see what the use would be to measure the traffic impact and implement any improvements if required.

A resident asked if a traffic study could be requested sooner. Mr. Steckbeck said that the Northgate HOA engineer could do a traffic study and turn it in as evidence. He said that as a relative and friend of some of the Northgate residents, it would be a waste of money. A wedding venue traffic trip generation is going to show no impact because of the days and times it would be in use.

After further discussion, Bruce Conrad made the motion, seconded by Joe Lescisko, to table the matter until the Northgate HOA engineer reviews the borough's report. Motion passed.

#### ADJOURNMENT

With no further business to conduct, Ray Fratini made a motion to adjourn, seconded by Joe Lescisko. Motion passed. The meeting was adjourned at 8:01 p.m.

Respectfully submitted,

Cody Rhoads  
Secretary