

Hanover

Engineering Associates Inc

April 12, 2010

Mr Paul Vranesic, President
Cornwall Borough Council
36 Burd Coleman Road
PO Box 667
Cornwall, PA 17016

RE: Proposed Coordinated Mixed Use Overlay
District Regulations
Hanover Project CW09-13(A)

Dear Mr. Vranesic:

We have reviewed the proposed amendment to the Cornwall Borough Zoning Ordinance and find it generally consistent with the existing Cornwall Borough Comprehensive Plan.

The proposed Coordinated Mixed Use Overlay District regulations: (1) provide for a range of residential uses at densities that are generally consistent with the underlying zoning districts; (2) provide for the coordinated development of portions of the Borough that have previously been disturbed by mining activities; (3) include provisions to minimize impacts on the existing wooded areas of the Borough; (4) include provisions that will control the new traffic generated from the development; and (5) include provisions that will minimize impacts on the historic villages in the Borough.

When the proposed ordinance language is combined with the proposed forty-six (46) conditions of approval of the Tentative Plan being proposed by H&K, the resulting development is one which will have a positive fiscal impact to both the Borough and the school district. A positive fiscal impact would be highly unlikely from a project developed under the existing Borough Ordinances

If you have any questions about the above, please feel free to contact the undersigned.

Respectfully,

HANOVER ENGINEERING ASSOCIATES, INC.



R Steven Dellinger, AICP

rsd/aeH

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