

Lebanon County Planning Department

April 1, 2010

Cornwall Borough Council
P.O. Box 667
Cornwall, PA 17016

RE: Proposed Coordinated Mixed Use Regulations

Dear Council Members:

The Lebanon County Planning Department (LCPD) is in receipt of the proposed amendment to the Cornwall Borough Zoning Ordinance. The proposed amendment will provide for a Coordinated Mixed Use Overlay District and associated regulations. A Coordinated Mixed Use Overlay will also be added to the Official Cornwall Borough Zoning Map.

As you are aware, the LCPD has been provided with the opportunity to comment on the proposed zoning amendments during their development. The final version of the proposed amendments appears to have addressed the major concerns raised by the LCPD during the review process.

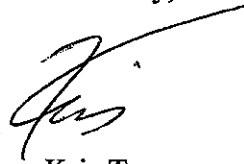
It should be noted that the proposed zoning amendments will permit a major residential/commercial development on land previously utilized for underground mining, and most recently, rock crushing. "Recycling" this land for development purposes helps to mitigate some of the development pressures on our prime agricultural areas. Additionally, public infrastructure presently exists or can be extended to the subject development site.

Lastly, I would like to commend Cornwall Borough Officials and the developer of the proposed Coordinated Mixed Use Overlay District for the work that you have done to date on this project. A development of this magnitude will obviously have a major impact on the surrounding community. From the initial proposal for the subject development, the developer and Cornwall Borough officials have endeavored to provide an efficient, transparent, inclusive process, which has encouraged public input at countless public meetings. This process should serve as a model to other developers and municipalities facing similar development pressures.

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The proposed zoning amendments are generally consistent with the goals and objectives of the Lebanon County Comprehensive Plan. Therefore, the Lebanon County Planning Department is supportive of the proposed amendments to the Cornwall Borough Zoning Ordinance and encourages their adoption. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kris", with a long, sweeping horizontal line extending to the right above the name.

Kris Troup
Executive Director

Pc: Cornwall Borough Planning & Zoning Commission
Mr. Steve Dellinger, Hanover Engineering
Mr. Paul Callahan, H&K