# CORNWALL BOROUGH COMPREHENSIVE PLAN

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** Historical Context taken from Cornwall Borough’s 1990 Comprehensive Plan prepared by Lebanon County Planning Department.
CHAPTER 1
INTRODUCTION

CORNWALL BOROUGH
COMPREHENSIVE PLAN
A comprehensive plan is an expression of good community sense and forethought. Comprehensive planning illustrates a community's interest in current and future events both within and beyond its boundaries, and is also a demonstration of civic pride because it represents substantial efforts and funds invested by residents and public officials in developing the means to protect and preserve significant features of the community while addressing the inevitable consequences of growth, development and an increasing population.

Essentially, a Comprehensive Plan evaluates resources (both physical and social), identifies goals and objectives, and then develops implementation strategies to meet these goals and allocate resources. The Comprehensive Plan is prepared to help local officials administer the Borough's land use planning program, based on objective data and clear goals.

The Plan is also a compilation of data (both background information and future projections) which support policy goals and specific regulations. Cornwall Borough officials and other government agencies, prospective residents, and businesses may use the Plan as a reference resource. Additionally, the Comprehensive Plan is intended to provide a level of certainty and stability for local neighborhoods, which directly affect people in personal and physical ways. For a healthy community to prosper, people need reassurance that their environment will maintain its "sense of place". For example, the stability and compatibility of surrounding land uses are crucial issues to the owner of a single-family home. Prospective developers, additionally, must be able to plan for a project using clear and explicit regulations. A secure investment and business climate must be maintained through reasonable adherence to the comprehensive plan.

A Comprehensive Plan is not a "one time", static document. It should be a dynamic and evolving tool that must be periodically reviewed and revised.

A Comprehensive Plan does not intend to prevent growth. By nature, it encourages well-planned and appropriate growth, while striving for a balance between conflicting or competing interests. Arriving at such a balance is no simple task. Many residents, landowners and officials will contribute to the creation of the Plan. The Plan is an attempt to provide acceptable levels of satisfaction to different groups while conforming to the regulations established in the Pennsylvania Municipalities Planning Code (MPC).

A Comprehensive Plan is also not a "one time", static document; it is intended to be flexible and accommodate inevitable changes and allow appropriate responses to unforeseen events. It should be a dynamic and evolving tool that must be periodically reviewed and revised so that it may continue to guide the Borough into, and through, the Twenty-first Century.
Eight related basic elements are included in a comprehensive plan, as required by the Pennsylvania Municipalities Planning Code. The basic elements are as follows:

A statement of objectives of the municipality, concerning its future development, including, but not limited to, the location, character and timing of future development;

A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, flood plains and other areas of special hazards and other similar uses;

A plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels;

A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities, and other similar facilities or uses;

A plan for community facilities and utilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, flood plain management, utility corridors and associated facilities, and other similar facilities or uses;

A statement of the interrelationships among the various plan components, which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality;

A discussion of short- and long-range plan implementation strategies, which may include implications for capital improvements programming, new or updated development regulations, and the identification of public funds potentially available; and

A statement indicating the relationship of the existing and proposed development of the municipality to the existing and proposed development and plans in contiguous municipalities, to the objectives and plans for development in the county of which it is a part, and to regional trends.
STEPS OF THE PLANNING PROCESS

There are four major steps required in the process of producing a comprehensive plan: (1) the survey and analysis of existing conditions and trends, (2) the determination of policies and goals, (3) the combining of existing conditions and goals into a comprehensive plan, and (4) the implementation of the policies and proposals of the comprehensive plan.

Community Inventory and Analysis

The initial step in any planning process is to review a wide range of existing conditions. This survey and analysis of existing conditions will provide the information on which policies and the plan are based.

Policy Determinants

The identification of the Borough's desired role within Lebanon County and the determination of policies which best carry out this role are the heart of the plan. Whereas the survey and analysis and comprehensive plan stages can be accomplished largely through professional planning assistance there is no way in which policy determination can be made by other than the Borough itself and still consider the Plan to be a useful local document.

Comprehensive Plan

A comprehensive plan combines the information gained during the survey and analysis with the policies established in the policy determination step. The uses of a comprehensive plan are several.

First and foremost, the comprehensive plan provides a means for setting forth a unified group of general proposals for the physical development of the Borough.

Second, after adoption, the plan will enable the Borough Council, Planning Commission and the general public to review current issues and proposals against a clear picture of what has been decided as the most desirable plan for the future physical development and character of Cornwall Borough.

Third, through the plan, the Borough will be able to present a clear picture of its long range and general policies of development to all outside persons concerned with the area's development.

Fourth, the comprehensive plan will help educate all that read it regarding existing conditions, problems and opportunities; the possibilities of the future; the present status and projected future trends; and the policy of government with respect to physical development.

Implementation

The final and critical step is the process of carrying out the policies and proposals contained in the plan. Unfortunately, implementation cannot be accomplished by a single act or in a single document. It is a continuous series of individual private actions, which must be monitored by responsible public agencies, and public action initiated when feasible and timely. The success of such efforts will require the cooperation of Borough residents and the coordinated efforts of its public officials and agencies.
INTERRELATIONSHIPS AMONG PLAN COMPONENTS

The four major components of the Comprehensive Plan — Land Use, Housing, Transportation and Community Facilities — are all closely interrelated. The basic premise on which this Comprehensive Plan is based is that the Borough will continue to be an attractive location for limited future residential, commercial and industrial growth. The Plan elements have been written with the understanding that this future growth must be accommodated in a way that best benefits the current and future residents of the Borough.

The population of the Borough is projected to continue to increase into the foreseeable future. In order to accommodate this increased population, additional housing units will need to be provided. There will be a need for a mix of types of housing units so that individuals of all age groups, family size and economic level have equal opportunities to reside in Cornwall Borough. The Future Land Use Plan provides for this by designating areas of the Borough for all different densities of residential development. The Zoning Ordinance — one of the techniques to implement the proposals of the Comprehensive Plan — will need to be reviewed and updated as necessary to provide the specific detailed regulations to support the accomplishment of the Plan’s stated housing goals.

The location of future development, particularly residential development, will have a major impact on the transportation facilities of the Borough. Concerns over the capacity of the existing thoroughfare system, and development pressures in the future, resulted in the proposed reduction in residential densities in certain portions of the Borough. Similarly, higher density residential and non-residential uses were proposed near the primary traffic routes to minimize impacts on the local road network.

The availability of public facilities, primarily water and sewer service, has a direct impact on the location of and intensity of areas proposed for future development in the Borough. Those portions of the Borough which are not proposed for the extension of such utilities, along with areas of environmental concern — such as wetlands, floodplains and stream valleys, steep slope areas and prime agricultural areas — were the areas proposed for rural agricultural and open space uses in the Future Land Use Plan.

HOW TO USE THE PLAN

This Plan is organized to facilitate its easy use and interpretation. The Plan begins with an overall Statement of Goals and Objectives, which lists the general goals from which more specific recommendations and policies are developed. The next section, on Background Studies, is an analysis of the conditions that influenced the current development of Cornwall Borough. In the Comprehensive Plan section, broad plans are suggested for the Borough’s future land use, transportation, housing, community facilities and utilities. Implementation policies then provide specific steps to achieve the major goals and plans.

This Plan includes a number of maps, which are a basic planning tool for the Borough. These maps contain information with which the Borough can develop and implement its goals, but can
also be used on a continuing, day-to-day basis by the Borough Council, Planning Commission, private citizens, builders, business owners, service providers, and others. Other parts of the Plan, including population studies, physical analyses, and transportation analyses can be similarly utilized by others.
CHAPTER 2
COMMUNITY DEVELOPMENT
GOALS AND OBJECTIVES

CORNWALL BOROUGH
COMPREHENSIVE PLAN
COMMUNITY PARTICIPATION

To be effective, this Comprehensive Plan must reflect the common goals of the residents of the Borough. These goals range from physical policies, such as the appropriate use of land, to social and educational policies. Once these goals are formed, they represent a context within which decisions can be made regarding the use of land and the conservation of resources.

Since late 1999, the Borough Planning Commission has worked with concerned citizens and technical experts to prepare this Comprehensive Plan for Cornwall Borough. As representatives of the residents of the Borough, the Planning Commission must make some critical decisions about where, when, and how the Borough will grow. The first and most important section of this Plan is to clearly articulate the goals and objectives of the Borough leaders and residents in terms of comprehensive planning for conservation and development.

As a first step in the planning process, Borough citizens were invited to participate in developing the new Comprehensive Plan by attending a public meeting. This "kick off" meeting was conducted on December 7, 1999 at the Cornwall Elementary School. A second Public Meeting was conducted on January 11, 2000 to present the results of the Residents'/Property Owner' Survey. The Borough Planning Commission held a Public Meeting on September 5, 2000 to present the draft Plan document to the public for review and comment prior to forwarding it to the Borough Council for their consideration. The required Borough Council Public Hearing on the Draft Plan was held on October 17, 2000. Comments from citizens and Borough officials have been used to develop general goals regarding land uses, development, environmental protection, and other issues.

RESIDENT'S SURVEY

In addition to the public "kick-off" meeting, the Planning Commission decided to seek input from all of the Borough's residents. Therefore, in December 1999, a Residents'/Property Owners' Survey was mailed to all households and landowners within the Borough, as well as being distributed to residents of Cornwall Manor. The Residents'/Property Owners' Survey will serve as a valuable tool
for the Borough and will be referenced throughout this Plan where appropriate. The survey responses indicated a desire for a continuation of the Borough's "small town lifestyle", as well as a corresponding preference, on the part of the majority of respondents, for limitations on future residential, commercial and industrial growth.

1465 survey forms were mailed to households and landowners within the Borough; an additional 400 forms were made available for distribution residents of Cornwall Manor. The return rate for completed surveys from residents/property owners was 36 % (527 of 1,465); the return rate for completed surveys from Cornwall Manor was 22% (66 of 300 actually distributed).

The following represents a summary of the survey responses from non-Cornwall Manor residents/property owners. A copy of the full results has been included in the Appendix.

- **Borough-wide, 22% of the respondents had lived in the Borough for 5 years or less; 17% of the respondents had lived in the Borough for 6-10 years; 33% had lived there 11-25 years, and 28% had lived there over 25 years.**

- **94% of the respondents were resident property owners; only 2% were renters.**

- **When asked to identify public services needed to be enhanced in the Borough, minor road improvements (62%) was cited most frequently, followed by sidewalks and/or bike paths (37%), a municipally operated park/playground (32%) and an indoor recreation/community center (31%).**

- **All services such as police and fire protection, ambulance service, recycling/trash removal, sewer service, and snow/leaf removal were rated above average - with leaf removal and recycling receiving the lowest ratings (4.04 and 3.55, respectively) on a scale from 1 (good) to 10 (poor).**

- **When asked to list additional recreation or leisure facilities they would like to see in Cornwall Borough, hiking/biking trails, municipal/public open space areas, municipal/public playgrounds and an indoor public recreation/community center were cited most frequently. Other facilities mentioned included ball fields, public tennis courts and pavilions.**
Borough residents ranked (1) peace, quiet and serenity, (2) the small town lifestyle, (3) natural beauty/scenery and (4) good schools as the four most important qualities of life in the Borough.

The highest ranked things identified as detracting from the Borough were traffic and too much residential and commercial development. Other things mentioned included barking dogs; unleashed pets; the proposed stone crusher/asphalt plant; cost of utilities; loss of farmland; lack of employment opportunities; the dangerous intersection at Spring Hill Acres; narrow roads without sidewalks; the threat of industry; and zoning/planning controls.

The four things most often cited as having changed for the worse in the Borough were (1) traffic, (2) the proposed stone crusher and asphalt plant, (3) significant residential development and (4) higher taxes.

The four things most often cited as having changed for the better in the Borough were (1) public water and sewer, (2) police protection, (3) roads and (4) schools.

Things that survey respondents hoped would never change included the "small town" feeling; peace and quiet; farmland; wooded areas and natural beauty; historic atmosphere; quality police protection; good schools; open space; lack of commercial and industrial development; friendliness of the community; and low taxes.

If they could change anything, Borough residents listed several items including, but not limited to, the following: costly water and sewer services; the proposed stone crusher/asphalt plant; more recreational opportunities; tighter zoning regulations; more historical regulations; sidewalks; local banks and stores; better cellular telephone access; a traffic light at Spring Hill Acres and Route 72; more police protection; reduced truck traffic; a community center; better communication between Borough officials and residents; shoulders on roadways; revamped burning restrictions; a lighting ordinance; and lower taxes.

Only 30% of the respondents were in favor of additional housing development in the Borough. Detached single-family houses were most frequently mentioned (96%) by respondents who were in favor of additional housing development. Two-family dwellings and townhouses were favored by 15% and 21% respectively. Significant numbers of respondents also wanted to see the construction of senior housing (34%) and assisted living units (18%).

Only 21% of the respondents were in favor of additional industrial development in the Borough. Of the respondents who were in favor of additional industrial development, by far the most frequently cited type was electronic/"high tech" industry (84%).
• Only 28% of respondents were in favor of additional commercial development in the Borough. Home-based businesses were mentioned most frequently, followed by neighborhood shopping, office uses and convenience stores.

• The vast majority of respondents wanted the remaining agricultural areas (84%) and natural/environmental areas (86%) in the Borough to be protected from large-scale (non-agricultural) development.

STATEMENT OF COMMUNITY DEVELOPMENT OBJECTIVES

To be effective, this Comprehensive Plan must reflect the common goals of the residents of the Borough. These goals range from physical policies, such as the appropriate use of land, to social and educational policies. Once these goals are formulated, they represent a context within which decisions can be made regarding the use of land and the conservation of resources.

The Pennsylvania Municipalities Planning Code (MPC) has established the basic requirements for a comprehensive plan, the first of which is a statement of community goals and objectives:

"The comprehensive plan, consisting of maps, charts and textual matter, shall include, but need not be limited to, the following basic elements: (1) A statement of objectives of the municipality concerning its future development, including, but not limited to, the location, character and timing of future development, that may serve as a statement of community development objectives as provided in section 606...." (Article III, Section 301, Pennsylvania Municipalities Planning Code (MPC); Act 247, P.L. 805, of 1968, as amended by Act 170, P.L. 1329 in 1988).

"This may be the statement of community development objectives provided in a statement of legislative findings of the governing body of the municipality with respect to land use; density of population; the need for housing, commerce and industry; the location and function of streets and other community facilities and utilities; the need for preserving agricultural land and protecting natural resources; and any other factors that the municipality believes relevant in describing the purposes and intent of the zoning ordinance." (MPC, Article VI, Section 606).

The purpose of this section of the Plan is to articulate the goals and objectives of the Borough officials and residents in terms of comprehensive planning for conservation and development.
Comments from citizens and Borough officials have been used to develop general goals regarding land use, development, environmental protection and other issues.

The overriding guiding principle that went into the preparation of this Comprehensive Plan is as follows:

"Preserve the natural beauty and peace, quiet and serenity and maintain the attractive community that is Cornwall Borough."

As empowered and directed by the sections referenced above in the MPC, Borough Council and the Planning Commission of Cornwall Borough, with input from the Residents/Property Owners Survey and comments from the Public Input Meetings, have developed the following set of community goals and objectives:

GENERAL GOALS

- To preserve the community character that makes Cornwall Borough a unique, distinctive and identifiable place.

- To develop a coordinated land use pattern that provides a variety of uses, recognizes land capacity and respects natural features.

- To protect, conserve and preserve the open spaces, forestlands, drainage ways, floodplains and other natural resources of the Borough.

- To preserve agricultural areas for agricultural use and maintain its importance in the local and regional economy.

- To provide for residential and non-residential growth in appropriate areas so as to avoid the problems of random development.
To maintain and improve a healthful residential environment with adequate recreational, commercial and industrial supporting areas.

To provide for the diverse housing needs of all Borough residents.

To provide for the safe, efficient and convenient movement of people and goods.

To maintain and improve the economic base of the Borough and provide employment opportunities for all residents.

To provide needed community facilities, utilities and services of levels commensurate with a growing population.

To explore opportunities to cooperate with neighboring municipalities in order to promote the economical and efficient provision of all municipal services.

SPECIFIC OBJECTIVES

Natural and Cultural Resources Protection Objectives

1. Preserve the natural features of the Borough by discouraging development in the Borough's more environmentally sensitive portions.

2. Preserve prime agricultural land by encouraging productive farming activities and farm-related businesses.

3. Encourage land use and development patterns which complement and accentuate the distinctive features of the Borough's natural and cultural environment.
4. Encourage the preservation and protection of the Borough's cultural, historic, architectural and archaeological resources.

5. Preclude the construction of public utilities or other public facilities in agricultural and other environmentally sensitive areas unless required to alleviate an existing problem.

Land Use Objectives

6. Identify areas for future growth in the Borough and direct growth to these areas.

7. Create an orderly pattern of growth by encouraging new development in areas that can be economically served by utilities and roadways, while discouraging new development in areas where construction and service costs would be excessive.

8. Update the Borough’s existing zoning and subdivision/land development ordinances to guide future growth in a manner consistent with the Comprehensive Plan.

9. Protect agricultural areas from encroachment by non-farm activities that interfere with or prevent normal farming activities.

10. Regulate intensive agricultural uses to minimize adverse impacts on adjacent residents and property owners.

11. Encourage the continuation of the historic residential pattern that presently exists in the Borough.

12. Limit the intrusion of incompatible nonresidential uses into residential areas.

13. Encourage economic diversity by reserving adequate land for commercial and industrial location in accordance with the Future Land Use Plan.
14. Limit the number of new commercial centers and concentrate on effectively using and developing existing commercial centers.

15. Discourage spot commercial and strip commercial development along highways and encourage instead planned clusters of commercial development.

16. Encourage a wide range of industry types in order to assure a more balanced future economic base.

17. Develop industry to modern standards with adequate sites that will allow for future expansion, adequate off-street parking and loading facilities, and adequate buffer areas where adjacent to other uses.

18. Provide for the reclamation and reuse of land disturbed by mining/resource extraction activities in the past.

Housing Objectives

19. Allow for a range of housing types at a range of densities on land sufficient to accommodate the Borough's current and projected fair-share housing needs.

20. Encourage housing and development procedures (such as cluster, PRD and “traditional village” development) that, in addition to protecting established values, permit experimentation in housing types, construction methods, new materials and arrangement of units.

21. Encourage the rehabilitation, replacement or elimination of physically unsound or poorly located structures and facilities.

22. Enforce uniform and realistic building codes throughout the Borough.
Transportation Objectives

23. Develop a Borough-wide circulation system that serves existing and anticipated future land uses, provides maximum convenience of movement to the population, and shapes the extent and direction of growth within the Borough.

24. Support and assist the Lebanon County Planning Commission and the Pennsylvania Department of Transportation in planning and designing major thoroughfares.

25. Improve existing road patterns in order to handle increased traffic.

26. Encourage the location of new roadway facilities in a manner that feasibly complements the Future Land Use Plan.

27. Provide adequate development controls to minimize any adverse impacts of future development proposals on the transportation system.

28. Eliminate "strip" development and on-street parking, and effectively control driveway entrances on major thoroughfares.

29. Provide for adequate off-street parking facilities and safe pedestrian access in those portions of the Borough where warranted by traffic and/or specific land uses.

30. Concentrate local maintenance funds in areas of highest priority.

31. Support the increased coverage and frequency of public transportation service in the area.
Community Facilities, Utilities and Services Objectives

32. Develop a maximum relationship between the development of land and the provision of adequate public facilities.

33. Wherever feasible, provide public water and public sewerage service to adequately serve all existing or potential growth areas within the Borough.

34. Preclude the extension of public sewerage and/or water service outside the designated growth areas except to alleviate an otherwise uncorrectable problem.

35. Provide all feasible areas with adequate storm sewer facilities.

36. Provide for adequate police protection to assure the welfare and safety of the residents in all parts of the Borough.

37. Support adequate fire protection and medical and emergency service to all Borough residents.

38. Continually review police, fire and emergency service needs and coordinate the provision of these services with adjoining municipalities.

39. Encourage the development of adequate school facilities to serve the Borough's school age children.

40. Support educational, recreational and cultural opportunities for all age groups.

41. Encourage cooperative planning and financing of recreational sites and facilities among the communities of the Borough and the region.
42. Provide mechanisms for discussion and choice among the citizenry concerning the development of the Borough and for citizen participation in public affairs.

All of the plans for land use, housing, transportation, and community facilities that follow have been developed and evaluated according to these stated goals and objectives. The Borough should use these goals and objectives to review any proposed land subdivision or development, and to assess its impact on the public health, safety, and welfare.

GENERAL DEVELOPMENT STANDARDS

Closely allied to a municipality's Community Development Goals and Objectives are technical guidelines or standards. These standards represent an accumulation of planning experience by many agencies and individuals over an extended period of time. These standards were analyzed for their suitability to Cornwall Borough and have been modified as deemed necessary to meet local needs.

Basic guidelines for all types of development can be evolved from the information discussed in the physical characteristics section of the background studies in Chapter 3. Reference should be made to this section when reviewing development proposals. Among the guidelines to be considered are the ability of the soil to provide proper bearing capacity for structures, the appropriateness of a site for development based on internal and external drainage, suitability for water supply and sewage disposal, and the important consideration of slope.

Generally, landforms having a slope from 0 to 8 percent are suitable for most types of development, provided all other conditions are favorable. Commercial and industrial development should not occur on slopes greater than 10 percent. Large-scale residential development can occur on slopes up to 15 percent. Slopes ranging from 15 to 25 percent can accommodate individual homes on large lots. In areas where the slope of the landform exceeds 25 percent, no development should take place.
Land that is designated as being in the flood plain or wetlands should not be developed except as a conservation area. Areas that have a high water table or have soil that has poor permeability should be developed only to the extent that centralized water and sewer facilities can be economically provided. Neither of these types of soil areas can readily accept on-lot sewage facilities. Also, in order to overcome the adverse conditions caused by a high water table, special expensive construction methods need to be employed to properly develop such areas.

**Residential Standards**

The requirements for residential uses are quite varied. Families with young children have much different requirements from those with teen-age children. The requirements for young couples and the elderly are also different, as are those for single persons. A well-rounded community will provide areas in which each person or family can find residential accommodations which best suit individual needs. Space requirements for the various types of housing structures (single family, two-family, row or townhouse, and multi-family) should be specified in a Borough Zoning Ordinance. These requirements will set forth density patterns, that is, the number of family units per acre.

In order to assure proper environmental conditions, housing standards should be set forth in the form of Building and Housing Codes; and these codes should be properly administered and stringently enforced.

**Commercial Standards**

Commercial activities by their nature have a variety of forms and characteristics, each with differing land area and location requirements. Local commercial centers would include the sale of convenience goods, food, and services to satisfy the immediate needs of a neighborhood. Current planning practice is to group stores into a coordinated, compact, local shopping center with shared parking and service areas. Lot sizes need to be sufficient to provide for adequate building setbacks.
and surrounding yard space so that the commercial uses do not interfere with adjacent residential activities.

Community shopping centers provide a full range of commercial activities from department stores to personal services. They serve an entire community as well as the area immediately surrounding the community. It is important that this type of facility be centrally located near intersections of major community roadways. Adequate parking facilities, traffic control devices including internal traffic lanes, buffer areas and landscaping are mandatory.

Standards for these types of commercial facilities are indicated in Tables 2-1 and 2-2. These standards are applicable to Cornwall Borough as it relates to the Lebanon County area.

<table>
<thead>
<tr>
<th>TABLE 2-1</th>
<th>AREA STANDARDS FOR COMMERCIAL AREAS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Commercial Area</td>
<td>Population Served</td>
</tr>
<tr>
<td>Local Commercial Area</td>
<td>500 - 1,500</td>
</tr>
<tr>
<td>Community Commercial Area</td>
<td>2,000 - 5,000</td>
</tr>
<tr>
<td>Highway Commercial Area</td>
<td>Standards are specific to the type of roadway</td>
</tr>
</tbody>
</table>

No commercial development should occur that cannot be served by adequate utilities, cannot provide adequate off-street parking with safe entrance and egress to roadways, and does not have proper internal circulation for both vehicles and pedestrians.
### Table 2-2
LOCATION STANDARDS FOR COMMERCIAL AREAS

<table>
<thead>
<tr>
<th>Location Standard</th>
<th>Function</th>
<th>Commercial Uses</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Commercial Area</td>
<td>Serves portion of a neighborhood, a small town or rural area with convenience goods</td>
<td>Can vary from a single grocery store serving a small town or rural area, to a number of convenience goods</td>
<td>Located on major road convenient to small town or subdivision or at a rural crossroads</td>
</tr>
<tr>
<td>Community Commercial Area</td>
<td>Serves town and surrounding area but has little regional attraction</td>
<td>Moderate range of retail outlets centered around major department stores</td>
<td>Near intersection of major community roads</td>
</tr>
<tr>
<td>Highway Commercial Area</td>
<td>Provides travel oriented services to traveler and local residents</td>
<td>Auto-oriented services such as hotels/motels, restaurants, and service stations</td>
<td>At intersection of major roads</td>
</tr>
</tbody>
</table>

### Industrial Standards

The typical community depends, to a great degree, on industry for its support and, conversely, industry also depends on the community. It is the community that furnishes the labor force, utilities, protective services, and transportation network that industry needs for successful operation. However, there is a great awareness among industrialists that economics is not the sole determinant of plant location. The determination of a desirable location is also directly related to community planning and the satisfaction of employees. Recent examples of industrial location indicate a desire on the part of the industry to locate in communities that are well balanced and which have competently managed planning programs. It is in industry's best interest to have a well-planned community. Today, industry is looking to community planning officials to guide orderly community growth.
Since so many factors are involved in industrial location, no formula can be used to predict the exact amount of land that should be reserved for industrial purposes in Cornwall Borough. However, the size of individual sites can be estimated based on a worker per gross acre ratio: extensive industry - 0.5 workers per acre, and intensive industry - 8.0 workers per acre. Industrial sites should be located near major roadways or access roads capable of carrying the traffic generated by industrial use. The sites must be large enough to provide 100 percent off-street parking and required buffer strips, and should be properly landscaped. The sites should also be of sufficient size and the buildings placed so as to negate the effects of vibration, heat, noise and glare at the property or street lines. Industrial sites should be level to nearly level and be capable of supporting large buildings.

Utilities expansion and industrial development must be carefully correlated. Quite often industries require a high volume of water supply. The possibility of utilizing on-site wells should not be overlooked. Waste disposal can also be a serious problem, particularly when considerable amounts of water are used for processing. When available, sanitary sewers serving industrial areas generally must have a larger capacity than for other uses.

Public Facility Standards

For the most part, standards concerning the various public or community facilities are those adopted by various "interest groups."

School Sites

While the ultimate selection of school sites is within the jurisdiction of the school administrators, it is important that land planners indicate those areas for schools they deem best suited to the overall interest of the community. School sites should be attractive, lend themselves to landscaping and be in a beautiful environment. The site(s) should be purchased before the need becomes critical.
The site size problem varies with the needs of the type of school organization and in terms of the age and development status of the particular community or school district. The site size guidelines indicated in Table 2-3 should be considered as the minimums.

Table 2-4 shows generally accepted standards for time-distance relationships.

### TABLE 2-3
SCHOOL SITE SIZE STANDARDS

<table>
<thead>
<tr>
<th>School</th>
<th>Urban Area</th>
<th>Suburban Area</th>
<th>Rural Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>8 - 12 acres</td>
<td>18 - 20 acres</td>
<td>10 - 14 acres</td>
</tr>
<tr>
<td>Junior High</td>
<td>20 - 25 acres</td>
<td>25 - 30 acres</td>
<td>20 acres</td>
</tr>
<tr>
<td>Junior - Senior</td>
<td>35 - 40 acres</td>
<td>40 - 45 acres</td>
<td>40 - 45 acres</td>
</tr>
<tr>
<td>Senior High</td>
<td>35 - 40 acres</td>
<td>40 - 45 acres</td>
<td>40 - 45 acres</td>
</tr>
</tbody>
</table>


### TABLE 2-4
RECOMMENDED TIME - DISTANCE STANDARDS

<table>
<thead>
<tr>
<th>School</th>
<th>Maximum Walking Distance</th>
<th>Maximum Travel Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>1/2 mile</td>
<td>20 minutes</td>
</tr>
<tr>
<td>Junior High</td>
<td>1 mile</td>
<td>30 minutes</td>
</tr>
<tr>
<td>Senior High</td>
<td>1 1/2 miles</td>
<td>45 minutes</td>
</tr>
</tbody>
</table>

Source: American Society of Planning Officials, PAS Report No. 175

### Administrative Space

The accepted criterion for office needs (public or private) is an average of 300 square feet per employee. This space takes into account space needed for archives, equipment and visitors. Administrative requirements for communities having populations in the same range as Cornwall Borough.
Borough can be used as guidelines for determining total space requirements. Studies made in five small communities in rural areas indicate that the ratio of administrative space to population should be approximately one square foot of office area per resident.

In addition to administrative requirements, space for meetings, maintenance and storage of equipment, and adequate parking for employees and visitors are all necessary. The area needed for parking can be computed by allocating a minimum of two parking spaces per employee. The probable number of employees can be based on the average ratio of personnel to population in the five communities studied, which is as follows:

<table>
<thead>
<tr>
<th>General Administration</th>
<th>- 0.8/1,000 population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Police</td>
<td>- 1.0/1,000 population</td>
</tr>
<tr>
<td>Total Personnel</td>
<td>- 1.8/1,000 population</td>
</tr>
</tbody>
</table>

**Fire Protection**

National Fire Underwriters' standards for equipment and service should be met in order to keep fire insurance rates at the lowest possible levels. In addition, service area standards adopted at the county level should be followed. Suggested standards are shown in Table 2-5.

<table>
<thead>
<tr>
<th><strong>TABLE 2-5</strong></th>
<th>RECOMMENDED FIRE PROTECTION STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type of Development</td>
<td>Service Radius</td>
</tr>
<tr>
<td>High Value Commercial/Industrial Areas and High Density Residential</td>
<td>1/2 to 1 mile</td>
</tr>
<tr>
<td>Urban Residential</td>
<td>1 to 1 1/2 miles</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>3 miles</td>
</tr>
</tbody>
</table>

*Cornwall Borough Comprehensive Plan*
2-17
Police Protection

A frequently used measure for evaluating a community's police force is the number of policemen employed for each 1,000 residents. The National League of Cities recommends a ratio of two policemen per 1,000 population in municipalities of 25,000 or less. Along with the requirement for manpower is the requirement for police facilities and equipment, where possible and economically feasible, the police department should be located in separate police facilities.

Recreation Standards

Facilities for recreation are becoming more in demand due to a shorter workweek, longer vacation periods, and a generally affluent society. Also important is the realization of the need for recreation for persons of all age groups and physical capabilities.

Most municipalities base their requirements for open space, parks and recreation facilities on guidelines established by the National Recreation and Park Association (NRPA). In 1983, the NRPA published a report entitled "Recreation, Park and Open Space Standards and Guidelines." NRPA's guidelines are based on population and are used to evaluate community-wide and neighborhood park needs.

NRPA's park guidelines are summarized as follows:

<table>
<thead>
<tr>
<th>Park Types and Uses</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Mini-Park:</td>
<td>Specialized facilities that serve a limited population such as children.</td>
</tr>
<tr>
<td>Neighborhood:</td>
<td>Facilities provide opportunity for active recreation and can include athletic fields, basketball and tennis courts, playgrounds, and picnic areas.</td>
</tr>
<tr>
<td>Community:</td>
<td>May include typical neighborhood park facilities, but this type of park tends to have more diverse recreational opportunities. Opportunities are available for both passive and active experiences. Active areas can include an athletic complex, swimming pool, a series of courts, and age-segregated playgrounds.</td>
</tr>
</tbody>
</table>
Some areas of this park may have natural qualities for hiking, bird watching, and nature study.

Regional: Larger natural areas for more nature-oriented and passive recreation experiences. Facilities tend to be limited and include picnic areas, trails, nature centers and study areas, camping, boating, and fishing.

Linear: More commonly called greenways, these are linear corridors of open space that provide non-motorized access to parks, link neighborhoods with parks and schools, and provide "close to home" recreational opportunities for biking, walking, horseback riding, and cross country skiing.

Special Use: Areas for single purpose recreational activities such as golf courses, nature centers, outdoor theaters, historic sites, etc.

Conservancy: Open space areas that are protected more for environmental purposes than to provide recreation use. Nature preserves, wetlands, and areas with steep slopes are examples.

No quantitative standards have been developed to determine acreage needed for the last three categories (linear, special use, and conservancy parks). Needed acreage depends on what is necessary to protect the resources and/or provide maximum recreational use. However, NRPA does provide population standards, suggested sizes, and proposed service areas for the first four categories. Table 2-6 illustrates the various standards.

<table>
<thead>
<tr>
<th>PARK TYPE</th>
<th>ACRES/1000 POPULATION</th>
<th>MINIMUM SIZE</th>
<th>SERVICE AREA RADIUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mini-park</td>
<td>0.25 to 0.5</td>
<td>1 acre or less</td>
<td>&lt; 1/4 mile; 5 minute walk</td>
</tr>
<tr>
<td>Neighborhood Park</td>
<td>1.0 to 2.0</td>
<td>15 acres</td>
<td>1/2 mile; 12 minute walk</td>
</tr>
<tr>
<td>Community Park</td>
<td>5.0 to 8.0</td>
<td>25 acres</td>
<td>1 - 2 miles; 5 minute drive</td>
</tr>
<tr>
<td>Regional Park</td>
<td>variable</td>
<td>200+ acres</td>
<td>30 miles; 1 hour drive</td>
</tr>
</tbody>
</table>

In addition to providing a range of recommended park acreage, NRPA also recommends that municipalities should strive to provide a mix of neighborhood and community parks. For example, many Pennsylvania suburban municipalities have found that one centrally located community park is not practical. Suburban sprawl has created transportation patterns that divide the municipalities. Heavily traveled roads hinder use of a community park by some residents. Developing additional neighborhood parks, strategically located to serve less accessible areas, provide a more equitable distribution of parks throughout a community.

Highway Standards

Along with community growth and development comes the need for improved and additional streets to accommodate increased traffic. The criteria contained in the Borough Subdivision and Land Development ordinance and in publications of the Pennsylvania Department of Transportation should be followed in the construction of new roadways and, to the extent possible, they should be followed when rebuilding older roadways.
CHAPTER 3
BACKGROUND STUDIES

CORNWALL BOROUGH
COMPREHENSIVE PLAN
HISTORICAL CONTEXT

The first permanent white settlers came to Lebanon County around 1723, although squatters were reported to have lived here as early as 1710. It wasn’t until 1732, however, that land warrants began to be issued in Pennsylvania. The land that would one day become a part of Cornwall Borough began as a land grant from King Charles II of England to William Penn. The land passed to his sons who transferred 5,000 acres to Joseph Turner, who in turn assigned them to William Allen (who founded Allentown), later a chief justice of Pennsylvania. From 1734-1737, Peter Grubb (born 1700 at Marcus Hook, Pennsylvania of English immigrants) purchased approximately 637.5 acres of land, including three hills of outcropping magnetite – three hills, which would ultimately contain one of the richest ore masses in North America. At the time of the sale, this land lay in Lebanon Township, Lancaster County. It would not be until 1813 that it became a part of Lebanon County; 1853 that it was included in Cornwall Township, Lebanon County; and 1926 that it became a part of the Borough of Cornwall when it incorporated.

When Peter Grubb prospected for iron ore in northern Lancaster County in the early 1730’s, he must have been pleased to find a seemingly plentiful source of iron ore, but he found much more than just iron ore. First, much of the ore was exposed to the surface or close to the surface in “three hills” less than a quarter of a mile apart in primarily farm country. Not only was the ore easily accessible, but it was surrounded by forest, which provided wood for coke production, and limestone, a prime smelting ingredient. Finally there was the availability of streams to furnish power for the furnaces needed to process the ore. Even its proximity to the anthracite fields to the north became an asset in later years when charcoal was replaced as a fuel. The combination of resources in a single location cannot be underestimated, particularly in light of the primitive means of transportation available at the time. Certainly, Peter Grubb had made the discovery of a lifetime – a discovery which would ultimately be the catalyst for the growth and development of an industry which would become the backbone of not only the
county’s, but also the Commonwealth’s economy, as well as the principal source of metal for the railroads involved in the expansion and development of the country to the west.

By 1742, “Grubb’s: Cornwall Furnace” was erected and put into blast. Named for the English mining town where his father was born, this cold blast furnace breathed life into the Furnace Hills. As was typical of the 18th and 19th century furnaces, an entire “plantation” developed around the mining and furnace operation – villages, shops, churches, and of course the home of the wealthy ironmaster and his family – quite similar to the feudal manors of medieval Europe. Upon the death of Peter Grubb, the property passed to his sons, Curtis and Peter. It remained under their control until the turn of the century when an ambitious Irish immigrant name Robert Coleman acquired majority ownership of the property.

The Coleman family further developed the Cornwall industrial plantation to include among other things additional housing, furnaces, a brickyard, a hotel, company offices, mills, a blacksmith, and an extensive plantation “farm”. The farm provided a large variety of fruits from its orchards; was cultivated in crops such as wheat, oats, corn, rye, barley, potatoes, and flax; and engaged in the raising and breeding of livestock, including horses, sheep and cattle not only to supply such things as leather for shoes, aprons, and harnesses, etc. (In fact today’s Quentin Riding Club in adjacent West Cornwall Township is a surviving remnant of that farm.) By the mid 1800’s the tract of land containing the Cornwall Furnace and mines totaled 9,669 acres and the Coleman family’s overall estate contained over 22,000 acres in both Lebanon and Lancaster Counties, comprising one of the largest contiguous estates in Pennsylvania.

While the work was hard and life difficult, Cornwall attracted many other immigrants who were seeking a better life for themselves and their families. Wages were adequate and living conditions decent. Originally housed in two-story log cabins, ethnic communities (e.g. Dutchtown, Goosetown, Burd Coleman, Anthracite Village, Minersvillage, etc.) began to develop within the “plantation”, and an entire paternalistic society was created with the
Coleman family as its leaders. Opportunities for employment were not limited to the mines of the male population. Many of the workers' wives labored in the fields, or cooked for the men at the furnace, or even worked as servants within the mansion. Clearly, however, there was a social stratification in the daily life of Cornwall. The owners' and managers' families spent their days enjoying dances, parties, horse races and foxhunts held at the local "gentry's" homes. Workers on the other hand, spent what little leisure time allotted to them attending church or an occasional local fair or camp meeting. Although workers were paid respectable wages, their rent and Company Store purchases were deducted from their earnings leaving little to be saved for the future and even less to be spent on entertainment.

Fortunately for the people of Cornwall, as the Coleman's prosperity increased so did their generosity to their loyal employees. More solid homes were build for the workers, as were schools and churches; and Christmas was a time when employees were invited to an elaborate affair at the "mansion" which culminated in the giving of toys to workers' children. "By celebrating Christmas and by establishing other important traditions, the Colemans endeared themselves to every one of their employee families. In return, the workers revered the Colemans, worked hard, and made the Cornwall venture very profitable." (Oblinger, p. 4)

The Coleman's wealth depended greatly on market fluctuations. In the past small furnaces and forges were individually owned and operated, selling their products locally and expanding only minimally. The 1840's saw a trend toward the formation of companies who employed managers to run the operations, production increases, and products being sold to wider market
areas. At the same time there was a nationwide demand to build bridges and railroads to support the expanding industrialization.

Consequently, in 1864 the Coleman and Grubb holdings in the ore hills were reorganized into the Cornwall Ore Bank, Co. and a General Superintendent of the Mines was hired. The company responded to increased demands for their product by increasing annual operation. As can be seen from the figures below, production levels continued to increase into the twentieth century.

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Tons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ore mined prior to 1790</td>
<td>186,000</td>
</tr>
<tr>
<td>Ore mined from 1790-1848</td>
<td>590,000</td>
</tr>
<tr>
<td>Ore mined from 1848-1864</td>
<td>1,524,908</td>
</tr>
<tr>
<td>Ore mined from 1864-1900</td>
<td>13,281,263</td>
</tr>
<tr>
<td>Grand Total</td>
<td>15,582,171</td>
</tr>
</tbody>
</table>

With increased production and expanding markets, the Colemans acknowledged the need for rail service. In 1853 R.W. Coleman, William Coleman and G. Dawson Coleman formed the North Lebanon Railroad (later renamed the Cornwall Railroad Co.) to connect the ore hills with the Union Canal landings in Lebanon. Its first year of service saw this rail line haul 51,068 tons of ore. In 1883 as even wider markets were sought, Robert H. Coleman built the Cornwall and Lebanon Railroad to connect his holdings to the Pennsylvania Railroad at Conewago thereby opening Cornwall and Lebanon to markets in Philadelphia, Pittsburgh and the Great West. Both of these lines also provided passenger service throughout the county and were well known for their “races” through the Cornwall area. They also provided transportation to two favorite local picnic and recreation areas, the Mount Gretna Park and the Penryn Park.

Penryn Park-what a great picnic spot this was. Nestled in the mountains about four miles south of Cornwall, it was a most popular spot for church picnics, for business and lodge picnics. There was a lake for boating and swimming, amusements that included a merry-go-round and a whip, a baseball field with
bleachers, a large rustic pavilion and picnic tables under the trees. Penryn Park has now become Camp Kiwanis, the Lebanon Y.M.C.A. Camp. (Kercher, p. 108)

Technology was changing and by the late 1840’s the production of iron ore had evolved from cold blast methods to the more efficient hot-blast method which utilized anthracite coal. These newer, larger furnaces were being constructed in several locations throughout the area to increasingly handle the processing of Cornwall’s ore. Although the Cornwall Furnace was extensively remodeled in 1856-57 to improve its competitiveness, it was to play a diminishing role in iron ore production. This historic landmark had served its community faithfully over the years through the production of pig iron primarily, but also stoves, kettles, pots, skillets, and other household items, and of course cannon, shot, and shells in times of war. Finally in February 1883, it went out of blast for the last time. In 1932, Margaret C. Buckingham, great-granddaughter of the first Robert Coleman, would deed the furnace to the Commonwealth as a historic site.

Other changes were on the horizon for Cornwall. The Pennsylvania Steel Co. secured holdings in the mine, built a concentrator plant at the site of the North Lebanon furnace to improve the grade of the ore, and brought steam shovels into their section of the open pit. During the period 1916-1921, the Bethlehem Steel Co. acquired the Pennsylvania Steel Co.’s interest as well as the remaining Coleman and Grubb family interests in the Cornwall Ore Banks to obtain their own source of iron ore. By 1919, Bethlehem Steel, locally known as the “B.S.”, discovered a second subsurface iron ore body and subsequently sank two underground shafts to extract the ore. With this additional operation, came a new breed of workers, underground miners. These men had a much different attitude toward life since they fully expected to be injured or killed in the mines sometime during their lifetime. In fact, records indicate that from 1923-1973, 33 miners were killed and 873 seriously injured, with most of the fatalities occurring between 1920-1940 before safety standards were implemented.
As had happened in the past, operations and production were again at the mercy of current market trends. The Cornwall mines were affected by the Depression in that both underground operations and open pit activities ceased in the early and mid 1930's. When production resumed in 1936, there were attempts by the CIO (Committed for Industrial Organization) to organize all of the B.S. workers into a union. Cornwall workers were particularly anti-union having transferred to role of patriarch from the Colemans to the B.S. Although this attempt at unionization failed, it did force labor and management to reassess their relationship. In the 1940's the United Steel Workers were able to organize workers into a union, and the B.S. began to lose control of its own destiny.

It is important to note that a whole host of factors led to the cessation of operation in the Cornwall mines and the subsequent closing of the B.S. operation in Lebanon County. While there were many who thought that the ore supply was inexhaustible, geologists and engineers had determined the boundaries of the existing ore supply. Certainly ore was available; however, it was of a slightly lower grade and was becoming increasingly more difficult and costly to mine due to its location within the rock structure. Beginning as early as 1904-05, efforts were made to upgrade the quality of Cornwall ore by constructing a concentrator plant in Lebanon. Much later in 1950, the first commercial pelletizing furnace in the United States was introduced at the concentrator in North Lebanon. This pelletizing plant, which further increased the ore concentration to 64%, was eventually shut down and a new plant was erected at Cornwall in 1962 from whence enriched iron ore pellets were shipped to the Company’s steel mills.

Although extraction techniques were becoming more sophisticated, economics were still a critical factor. In an effort to reduce costs, the B.S. negotiated an agreement (early 1950’s) with local officials to reduce the company’s tax burden by $500,000 per year to reflect the loss of value to the property from mineral extraction (because it was predicted that iron ore would run out by 1973). This was also designed to be a transitional period for the Borough in terms of adjusting their tax base for the loss of a major source of income.
Another cost reduction strategy involved the B.S.'s large housing stock. Over the decades, the B.S. had spent millions of dollars maintaining and improving over 200 company-owned homes located within the Borough. Not only did the B.S. paint and paper the interior of these homes, but it also installed indoor bathroom facilities and central heating. At times its employees even trimmed hedges and collected garbage. To eliminate these costs and the associated tax burden, in 1957 the B.S. began to offer these homes for sale to their current occupants. The very reasonable sale prices ($3,000 to $7,000 depending upon the type of home and its location) allowed most of the occupants to take advantage of this opportunity.

But even with these cutbacks, rumors began to circulate that the mine would only operate until 1980. Unionization and other operating expenses had increased costs to the point where ore imported from B.S. locations in Venezuela, Sweden or Liberia could be brought to Cornwall less expensively than extracting it from the Cornwall mines. Increased competition from foreign steel makers also threatened the industry. The final blow came in 1972 when Hurricane Agnes raised the water level of the creek in Lebanon which then flowed through the power plant of B.S. Lebanon Plant which was the source of Cornwall Mines' 25 cycle power supply. The electric power was interrupted and the mine pumps and all other electric equipment shutdown. At this point it was no longer financially advantageous to begin reclamation activities, so the mines were closed permanently after yielding approximately 106,000,000 natural tons of iron ore. Although the concentrator did reopen from 1975-77 to pelletize foreign ore, Bethlehem Steel operations ceased in Lebanon County in 1985. Subsequently, almost 600 acres of the land owned by the B.S. were sold to the Sheridan Slag Corp. and 1600 acres were sold to the Cornwall Development Company, while approximately 21 acres were turned over to the Borough for recreation purposes and another 600 transferred to the Municipal Authority. According to assessment office records, in 1989 the Bethlehem Steel Corporation retained, in addition to the mineral rights to its previously owned property, approximately 1,050 acres in Cornwall Borough, all of which were subsequently sold.
Several other changes that occurred within the Borough during the middle of this century were not related to the mining operations, but were still as a consequence of the activities of the Coleman family. The elegant estate, home to the Coleman family for over a century, was last occupied by Margaret Buckingham, the same Coleman descendant to donate the Cornwall Furnace to the Commonwealth. Always community minded, Mrs. Buckingham expressed the wish that the mansion be put to "some useful purpose" after her death; therefore, in 1949 the estate, including numerous antiques, was sold to a corporation of Methodist laymen for a mere $20,000. To be used as a retirement home for Methodist clergy, the 74 acre property included the 29-room mansion, stables, a carriage house, a garage, and a greenhouse. Although today Cornwall Manor is home to over 400 residents of various denominations, many of the original structures remain and compliment the Historic Cornwall Furnace site.

Another Coleman family property sold in 1949 was the 520-acre estate of Percy R. Alden, who was related to the Coleman family through his marriage to Ann Coleman, the daughter of Thomas Burd Coleman. Although the mansion on this estate was also preserved, the property was developed as a vacation resort and education center for the 15,000 union workers (ACWA) living within a 60-mile radius of Cornwall. Amenities built on the site included a 6-acre artificial lake, a modern swimming pool, a 700-seat recreation hall, barbecue pits, picnic areas, bath houses, dance pavilion, basketball, volleyball, baseball, shuffleboard areas, and numerous other features. The Amalgamated Clothing Workers of America used this property through the 1970's. The property was sold to a developer in 1988; however, as of this writing, the mansion and property are again on the market for sale.

The Grubbs, the Coleman, the Freemans and the Bethlehem Steel organization were all great forces in the development of this rural municipality. They left their legacies in many forms – from the solidly built stone homes and quaint villages to the physical changes in the land from the mining operations. But most of all, they left a strong sense of community which is still reflected in the lifestyle and attitude of the village residents who have lived much of their lives in the shadows of the Furnace Hills.
Although the Borough of Cornwall was officially formed in 1926, in reality it began in 1734 with the purchase of land by Peter Grubb and the subsequent development of the Cornwall Ore Mines and Cornwall Furnace. Later this industry would form the keystone of the Coleman family dynasty and the lifeblood of the Borough. Located in southeastern Pennsylvania, more specifically south central Lebanon County, the Borough is bounded on the south by Lancaster County, the west by West Cornwall Township, the north by North Cornwall Township and the east by South Lebanon Township. Cornwall currently consists of the following “communities”-

- Anthracite Village
- Rexmont
- North Cornwall Area
- Karinchville
- Toytown/Cornwall Center
- Burd Coleman
- Minersvillage
- Spring Hill Acres
- Cornwall Manor
- Starner Development
- Sycamore Hill Park
- Lynch Development
- Iron Ridge
- Fairview Estates
- Iron Master Acres
- Riding Club Estates

Scattered throughout 6,208 acres of varying landscape, from rolling agricultural land in the north to mountainous woodlands in the south. Topography ranges from a lowest elevation of 500 feet along the Snitz Creek south of Karinchville to 1,120 feet above sea level near the eastern boundary of the Borough. The most prominent physical features of the area relate to the Cornwall Ore Mines, and includes a 124-acre lake at the site of the original open pit mine and the tailings pond south of Rexmont (which is now a part of Iron Valley Golf Course). The most tangible reminders of the influence of the mines and the Coleman family on the Cornwall community can be seen in the wealth of limestone and sandstone structures built during the
mine’s heyday. Their quiet beauty and solidarity are characteristic of the rural charm of Cornwall Borough.

*It's the little villages that make Cornwall Borough so unique.*
-Citizen Survey Response

**PHYSICAL FEATURES AND NATURAL RESOURCES**

Physical features and natural resources may be either renewable or non-renewable. Some resources are easily ruined and many are irreplaceable. Although many resources such as air, water, and timber can renew themselves, they do so in a time frame often beyond cultural intervention. Frequently, the ability of humans to deplete resources has not been balanced by our ability to restore them. While individual landowners have few limitations upon their land use and may not intend to degrade the natural environment, at the Borough scale, the cumulative effects of improper land use management can pose severe threats to public health, safety and welfare. Encroachment of development in marginal areas may result in damage to existing homes through flooding and erosion.

Prime agricultural topsoil that formed over centuries may be lost through erosion in a single season. Entire tracts of mature woodlands and wildlife areas that have stood for generations may fall in a single season if they are clear-cut. A single new home with soil unable to renovate septic tank effluent may pollute wells, groundwater, and surface water for an entire village.

There is a practical implication to viewing land as a resource rather than as a commodity. The unique and irreplaceable beauty, character and sense of community in the Borough have been recognized as a resource worth protecting. Land use management should occur in a
framework of stewardship and in harmony with the long-term preservation of the land. Natural resources are essential to the quality of life in Cornwall Borough and the following sections provide information intended to promote their appropriate management.

TOPOGRAPHY

Diversity is the key to describing the topography of Cornwall Borough. By virtue of its location within the county, it is part of both valley and mountain regions. It consists of gently rolling farmland in the north, with an elevation of approximately 500 feet above sea level along the Snitz Creek near Karinchville. Southward the terrain becomes progressively more hilly and wooded with small knobs and ridges. The highest elevations (1120 feet near South Lebanon Township line) can be found in the Furnace Hills that span the southern portion of the Borough.

The Borough is part of the Susquehanna River Basin and contains in addition to the Snitz Creek, Anthracite Run and Furnace Run, all tributaries of the Quittapahilla Creek to the north. Shearers Creek and its tributary, which feeds Penryn Lake, flow to the south into Lancaster County and the Chicasalunga Creek.

Although “Grassy Iron Hill”, “Middle Iron Hill”, and “Big Iron Hill” are names of the magnetite ore hills forgotten by all but the local residents and history buffs, the quarrying and mining operations conducted here for almost two and a half centuries have also had an impact on the landscape of present day Cornwall Borough. The remaining open pit mine is now a 124-acre lake and a 55+ acre tailings pond looms above the village of Rexmont (which is now a part of Iron Valley Golf Course). Although basically a rural municipality, seven out of the eight (much as they are originally designed) are located around the site of the flourishing Cornwall mining operation. The eighth and final residential community, which has developed over the last three decades, lies in the Furnace Hills between U.S. Route 322 and the Lancaster County line.
The need to study the physical features of a municipality arises as development pressures increase, more marginal lands are considered for development, and open space becomes a finite commodity. Additionally, since the cost to construct public utilities and provide community services are also affected by the natural environment, the combination of site suitability and practical economics needs to be used to analyze the Borough and to plan and direct future growth and development.

Much of the central and south-central portions of the Borough have limits for development. Ecologically sensitive areas such as flood plains, stream valleys, poorly drained soils, excessive slopes, etc. pose endless problems for development. Flooding, erosion, water leakage in structures, ground water and stream contamination from failing on-lot sewage systems, and sink holes are only a few of the potential problems. Certainly it is not impossible to develop such sites; however, it is not unusual to incur additional expenses during the site preparation and development stages, and homeowners, sometimes unknowingly, face the risk of expensive, reoccurring problems in the future. Furthermore, municipal maintenance and service costs can increase considerably on such sites.

While development on such areas should be discouraged, that is often not the case. Therefore, at a minimum, development on ecologically sensitive lands should be of a limited nature only and designed to work with and compliment the natural environment. Certainly the availability of public utilities, the application of sound stormwater and erosion management practices, the careful design of streets, and the preservation of ground cover can all serve to minimize development impact.

"I always wanted to live in Cornwall Borough because of its natural beauty."

-Citizen Survey Response
DRAINAGE AND FLOODPLAINS

Drainage is the downward natural flow of water and the means by which it travels, whether through ditches, streams, rivers and underground channels. Land with poor drainage includes the streams, drainage channels and accompanying floodplains in which surface water runoff will cause flooding during periods of heavy or sudden precipitation.

Floodplain areas, while having limitations for intensive development can be retained in their undeveloped states and incorporated into the Borough’s open space and recreational network. The majority of land in the Borough is well drained.

GEOLOGY

A general geologic profile of Lebanon County shows the county almost entirely within the Valley and Ridge Province formed during the Appalachian Evolution. Structurally this is a very complex network of geologic folds and faults formed by compression from the southeast during the late Paleozoic Era. The southern portion of the county, however, is a part of the narrow Lowland Section of the Piedmont Province that is a series of hills formed by Triassic sandstone, conglomerate and diabase.

More specifically, Cornwall Borough is characterized by five (5) types of bedrock structure. They are briefly described as follows, including their water bearing qualities, beginning in the northern portion of the Borough and moving southward:

SNITZ CREEK FORMATION (Middle Cambrian) – a light-to medium-gray, coarsely crystalline dolomite, commonly oolitic and cherty; formation is approximately 350 feet thick and is one of the least reliable aquifers in the Lebanon Valley.

BUFFALO SPRINGS FORMATION (Middle Cambrian) – a light-to pinkish-gray limestone interbedded with light-gray crystalline dolomite; formation is more than 700
feet thick and is a moderately reliable aquifer; capable of yielding adequate quantities to meet industrial and municipal needs; water is very hard.

DIABASE (Triassic) – occurs throughout the Triassic hills in southern part of Borough as large and small intrusive bodies of hard, massive, medium- to course-grained, dark-gray rock; yields small supplies of moderately hard water that are marginally adequate to inadequate for domestic use; water quality commonly poor due to very shallow circulation system in aquifer; water supplies easily contaminated by improper sewage-disposal practices.

HAMBURG SEQUENCE ROCKS, UNDIFFERENTIATED – a gray, dark-gray, and greenish-gray phyllitic shale and silty argillite; water-bearing qualities of this rock unit are undefined.

HAMBURG CREEK FORMATION (Triassic) – this is a fine- to coarse-grained, red, brown, and gray sandstone, conglomerate composed of white vein quartz and red siltstone pebbles in a red sandstone matrix and conglomerate composed of bluish limestone and finely crystalline marble pebbles in a red to gray sandstone matrix; yields good quality, moderately hard to soft water capable of supplying adequate quantities of water for industry and municipal uses.

As noted above, the bedrock structure has significance in terms of an area’s water resources. Ground water recharge from precipitation occurs throughout the Borough; however, it is the movement and storage of ground water within solution channels, which determines the availability of the Borough’s water resources. When a well penetrates a solution channel, the water is plentiful; however when no solution channel is found, neither is water. Although yields vary greatly, generally the most productive aquifers, rocks capable of yielding usable quantities of ground water to wells or springs, are in the northern and southern portions of the Borough, with the central section experiencing problems with quantity as well as quality. Water hardness generally ranges from very hard at the northern end of the Borough to soft in the Furnace Hills.

In addition to its bedrock structure, the Borough of Cornwall can be further classified into two (2) broad categories of soil type. The first is the Hagerstown-Duffield-Clarksburg association characterized by deep, nearly level to moderately steep well-drained and moderately well drained soils in limestone valleys. These soils comprise the northern third of the Borough.
ending just south of the Route 419 corridor and are considered prime farmland, being Class I and II soils according to the 1981 Soil Survey of Lebanon County, Penna.

The other is the Ungers-Neshaminy-Watchung group with deep, nearly level to very steep, well-drained and poorly drained soils on mountains and ridges. These soils cover the slopes, flats and ridges of the remainder of the Borough. Although predominantly in woodland uses, development has occurred where surface stones, slope and the high water table have not restricted such uses.

In terms of mineral resources, the Borough of Cornwall has become a legend in the mining industry. Considered the greatest open-pit ore mine east of Lake Superior, the Cornwall mines were significant producers of magnetite ore from the mid 1737 until 1973 when the mines were closed as a result of high waters from Hurricane Agnes. Although it was once thought that these mines contained an infinite amount of ore, the 1970’s saw the quantity and quality of this ore decline. In addition to the iron ore mined, appreciable quantities of gold, copper, cobalt, nickel and silver were also extracted from the Cornwall mines. Also worthy of note are the sandstone, limestone and conglomerate beds from which building stone was mined for many of the homes and barns that are a part of the Borough’s historic heritage.

WETLANDS

As defined by DEP, EPA, and the US Army Corps of Engineers, wetlands are those areas which are inundated or saturated by surface or groundwater at a frequency and duration to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas that possess three essential characteristics: (1) hydrophytic vegetation, (2) hydric soils, and (3) wetland hydrology.
Wetlands have become recognized as uniquely important components of the landscape by scientists, engineers, public interest groups, and governmental agencies. Their importance lies both on the traditional values wetlands as areas of fish and wildlife protection as well as in newly found values of wetlands as areas of stormwater management.

The National Wetlands Inventory (NWI) Map was compiled by the U.S. Fish and Wildlife Service using color infrared aerial photos for the identification of wetlands using soil moisture content. The quality of the maps varies greatly depending on the quality of the photos, the time the photos were taken, and the type of wetlands identified. The NWI map is a helpful background source for wetland investigations. However, field research by a trained expert is necessary to determine the prevalence or absence of wetlands. Another source for wetland information is the occurrence of hydric soils – which are indicators of wetland conditions.

SOILS

Historically, the nature and quality of soil has had a very important effect on how land was used, especially in agricultural areas. It is therefore important to review the nature and qualities of Cornwall Borough’s soils, because land use activities are frequently reflections of soil type.

In terms of efficient use of resources, a common-sense goal would be to arrange land uses so that the best soils for agricultural uses (i.e. well-drained, deep, and fertile) are left undisturbed, while residential development would be focused towards soil areas that are less productive or are not easily worked. Construction costs can be minimized if development is steered towards areas that do not have a high water table, are relatively free of shallow bedrock, but have adequate soil for an on-lot sewage disposal system. Intensive land uses, such as industrial, commercial, or activities that require large parking areas, should also be directed towards soils that can support heavy loads or paved areas. While virtually any structure can be safely built on almost any soil type (or slope), such developments may require
unreasonable amounts of engineering, site preparation, and cost. Therefore, while this analysis will not predict the appropriate location for any land use with one hundred percent certainty, it is a reasonable set of guidelines for future development or areas of constraint.

One of the most useful components of the soil analysis is the list of types of constraints imposed by different soil types. For example, a soil type may be subject to flooding, or be too wet for the use of a septic field. Constraints can affect construction, such as the ability of soil to support loads, on its frost action, shrink-swell potential, etc. This information is necessary to identify areas that are not appropriate for extensive development.

SOIL CHARACTERISTICS

The physical and chemical characteristics of the soil will vary greatly within a relatively small area. Consequently, the information contained on the Soils Map in this report is of generalized nature. The map provides a general indication of soils' characteristics but are in no way meant as a substitute for field investigations prior to the initiation of an activity that is soil dependent.

The Soil Survey for Lebanon County, Pennsylvania provides detailed information for individual mapping units.

PRIME AGRICULTURAL SOILS

The Prime Farmland Map identifies Agricultural Capability Classifications of the soils located in the Borough. The agricultural capability classification is a grouping of soils that indicates how suitable soils are for most kinds of farming. The U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) defines them. These groupings are based on limitations of the soils, the risk of damage when used, and the way they respond to treatment. There are seven classes in the capability system, with Class I and II being the soils that have the fewest limitations restricting their use.
Prime farmland, as defined by the U.S. Department of Agriculture, Soil Conservation Service (USDA-SCS), is the land that is best suited for producing food, feed, forage, fiber, and oilseed crops. It has the soil quality, growing season, and water supply needed to economically produce a sustained high yield of crops when it is treated and managed using acceptable farming methods. Prime farmland produces the highest yields with minimal inputs of energy and economic resources, and farming it results in the least damage to the environment (USDA-SCS 1981). According to the USDA, qualities which characterize prime agricultural soils include high permeability to water and air, few or no rocks, optimum levels of acidity and alkalinity, 0 to 8 percent slopes, and the absence of flooding during the growing season.

The following soil series identified as Prime Farmland in the Borough:

**Capability Class I Prime Agricultural Soils:**
- DfA  Duffield silt loam, 0 to 3 percent slope
- HaA  Hagerstown silt loam, 0 to 3 percent slope
- No   Nolin Varien silt loam

**Capability Class II Prime Agricultural Soils:**
- BnB  Brecknock Channery silt loam, 3 to 8 percent
- CkA  Clarkesburg silt loam, 0 to 3 percent
- CkB  Clarkesburg silt loam, 3 to 8 percent
- DfB  Duffield silt loam, 3 to 8 percent
- HaB  Hagerstown silt loam, 3 to 8 percent
- Ls   Lindsdale silt loam
- MoB  Mount Lucas silt loam, 3 to 8 percent
- NeB  Neshaminy gravelly silt loam, 3 to 8 percent
- UnB  Ungers loam, 3 to 8 percent
In general, prime agricultural soils are found in an area north of both State Route 419 and Anthracite Road and lie west of Store Lane. There are several other patches of prime agricultural soils south of the before mentioned geographic area, but none that occupy as much acreage as that landmass.

SUITABILITY FOR ON-SITE SEWAGE DISPOSAL

The Soil Conservation Service has developed three soil categories that indicate the degree of limitation of the soils for the use of on-site sewage disposal systems. The categories were derived on the basis of six limiting factors including permeability, depth to bedrock, seasonal high water table, slope stoniness and flooding. Likewise the Pennsylvania Department of Environmental Protection has used this data to develop the following soil characteristics definitions:

None to Slight - Percolation rates satisfactory and filtration adequate. The soils of this group are deep, well-drained medium to moderately coarse textured. They normally have sufficient depth to permit the installation of subsurface sewage disposal systems. The texture, structure and other physical properties of the soils allow for satisfactory percolation rates and act as adequate filter medium.

Moderate - Percolation rates and filtration is variable because of the variations within the soil profile and map units. The soils of this group are normally moderately deep to shallow, medium and moderately coarse-textured and well drained. The depth, texture, structure and other physical properties vary within soil profiles and map units. Where depth of soil is adequate and percolation rates satisfactory, the soils may be suitable for subsurface sewage disposal systems.

Severe - Percolation rates are unsatisfactory. Either a seasonal high water table exists or soils are subject to flooding. The soils of this group are deep to shallow, well-drained or poorly drained, medium textured and moderately coarse textured which have seasonally high water tables, are subject to flooding or have textural, structural or other physical properties. Such properties make them unsuitable for subsurface sewage disposal systems. Percolation rates may be high or low.
Hazardous – Percolation may be satisfactory but lack of adequate filtration may cause pollution of the groundwater. The soils of this group are normally deep, well drained, medium textured and developed over cavernous or fissured limestones or other material. The degree of structural development or other physical properties that contribute to inadequate filtration may allow liquid wastes to pollute the groundwater.

The Soils Limitation Map graphically depicts the extent of soil suitability for on-site sewage disposal systems. The areas classified as having none to slight limitation are generally suitable for conventional subsurface sewage systems. However, the proper use of the on-site systems in these areas is also dependent on the lot size and the density and proximity at which additional development occurs.

In the areas of moderate limitation, caution should be exercised in the utilization of on-site systems as some limiting factors preclude ideal conditions for septic tank operations. A careful evaluation of the individual soil conditions at each site must be conducted to permit the proper installation and functioning for on-site sewage systems.

DEVELOPMENT CONSTRAINTS

Several major constraints to development can be derived from the analysis of the Borough’s soils and other physical characteristics. Constraint categories include the following:

- hydric soils or soils with possible hydric inclusions – indicators of potential wetlands
- prime agricultural soils – as identified by the Soil Conservation Service
- slopes 15 percent or greater – limits the ability to develop some uses
- areas disturbed by mining activities - limits the ability to develop some uses
- historic sites and structures – requires special consideration during development

DEMOGRAPHIC ANALYSIS
In order to prepare and follow guidelines for future land use, as well as goals involving the physical, economic, and social environment of the Borough, it is crucial to have an understanding of Cornwall Borough’s population as well as its population characteristics. For example, future residential, industrial, commercial, recreational and other developments require different amounts and types of land. Each of these developments is related to the level and type of population it must serve.

The most important Borough resource is its people. The population of the Borough is growing, but the particular characteristics of the population may be changing also. The character of the population should be evaluated and reflected in the Borough’s Comprehensive Plan.

The section includes historical data as well as current information. This information will be used in forming strategies to implement the Borough’s goals and objectives, and will be used to more efficiently allocate the resources identified in the Background Analysis. Additionally, this information can be used to provide objective support for land use goals, and ensure that policies are rationally related to needs.

POPULATION CHARACTERISTICS

Population increases exert one of the most important effects on land use, because residential developments typically require large amounts of land. Table 3-1 shows the Borough’s population growth and trends from 1960 to 1990.

According to the US Census Bureau data, the Borough has experience population increases from 1960 to 1990. As a comparison, the population of the surrounding Townships, Lebanon City, Counties and State were included. The Borough was no different than most of its other surrounding municipalities with the exception of Lebanon City – nearly all has been subject to population increases.
TABLE 3-1
REGIONAL POPULATION GROWTH AND COMPARISON

| Cornwall Borough, Lebanon County | 1,934 | 2,111 | 2,653 | 3,231 | 9.15% | 25.68% | 21.79% |
| South Lebanon Township, Lebanon County | 6,584 | 7,706 | 7,431 | 7,491 | 17.04% | -3.57% | 0.81% |
| North Cornwall Township, Lebanon County | 2,624 | 3,343 | 4,401 | 4,886 | 27.40% | 31.65% | 11.02% |
| West Cornwall Township, Lebanon County | 1,020 | 1,276 | 1,597 | 1,996 | 25.10% | 25.16% | 24.98% |
| Lebanon City, Lebanon County | 30,045 | 28,572 | 25,711 | 24,800 | -4.90% | -10.01% | -3.54% |
| Lebanon County | 90,853 | 99,665 | 108,582 | 113,744 | 9.70% | 8.95% | 4.75% |
| Rapho Township, Lancaster County | 4,484 | 5,121 | 7,157 | 8,211 | 14.21% | 39.76% | 14.73% |
| Penn Township, Lancaster County | 3,072 | 3,801 | 5,865 | 6,760 | 23.73% | 54.30% | 15.26% |
| Lancaster County | 278,359 | 320,079 | 362,346 | 422,822 | 14.99% | 13.21% | 16.69% |
| Pennsylvania | 11,319,366 | 11,800,766 | 11,864,751 | 11,881,643 | 4.25% | 0.54% | 0.14% |

AGE CHARACTERISTICS

Comparing age characteristics within the Borough provides insight into which age groups may be dominant in the future. Table 3-2 compares the age composition of Cornwall Borough with that of Lebanon County and Pennsylvania.
A review of table 3-2 reveals that the median age of the population of the Borough was older than both Lebanon County and Pennsylvania as a whole. The Borough, does have a higher 75 years and older percentage than either the County or the State. The higher 75 years and older age can be attributed to the presence of Cornwall Manor.

GENDER AND RACE CHARACTERISTICS

Table 3-3 provides information on gender and race characteristics of the Borough in 1990. As can be seen by the table, the Borough like the County and State has a slightly higher female population.

Table 3-3 also indentsifies that the Borough, along with Lebanon County, contains an extremely low minority population compared to that witnessed at the State level. (98 percent compared to the 97.5 percent for Lebanon County and 88.5 percent for the State).
<table>
<thead>
<tr>
<th></th>
<th>Cornwall Borough, Lebanon County</th>
<th>Lebanon County</th>
<th>Pennsylvania</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sex</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Male</td>
<td>1519</td>
<td>48.8</td>
<td>47.9</td>
</tr>
<tr>
<td>Female</td>
<td>1712</td>
<td>51.2</td>
<td>52.1</td>
</tr>
<tr>
<td><strong>Race</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>White</td>
<td>3168</td>
<td>97.5</td>
<td>88.5</td>
</tr>
<tr>
<td>Black</td>
<td>22</td>
<td>0.3</td>
<td>9.2</td>
</tr>
<tr>
<td>American Indian, Etc.</td>
<td>0</td>
<td>0.2</td>
<td>0.1</td>
</tr>
<tr>
<td>Asian, Etc.</td>
<td>41</td>
<td>0.5</td>
<td>1.2</td>
</tr>
<tr>
<td>Other Race</td>
<td>0</td>
<td>1.3</td>
<td>1</td>
</tr>
<tr>
<td>Hispanic Origin</td>
<td>28</td>
<td>0.2</td>
<td>2</td>
</tr>
</tbody>
</table>

**HOUSEHOLD CHARACTERISTICS**

While the definition of “family” may be controversial in 2000, the U.S. Bureau of the Census provides some insight to the household types in Cornwall Borough in comparison to the County and Commonwealth. The following table presents data about the household types in Cornwall Borough. Demographic profiles help us to determine the character and needs of the community. Several elements that are useful in assessing the Borough’s future include it’s historic growth, housing characteristics, incomes, educational attainment, labor force, and population growth.

Aided by these elements we can provide useful strategies for the proposed goals involving the physical, economic, and social environment of the community.
Cornwall Borough had a higher percentage of family households than both the County and Commonwealth as a whole. The Borough had a similar distribution as both the County and state in regards to the persons per household and persons per family.

**INCOME AND POVERTY LEVELS**

When trying to plan for an area’s future one must always consider the economy of that area. Cornwall Borough residents tend to be more affluent than the County and the state in all of the income categories listed below. Consistent with these figures, the Borough’s percentage of families below the poverty level in 1989 was considerably lower than that of the Lebanon County and Pennsylvania. (1.4 percent of families in Cornwall Borough were below the poverty level in 1989, as compared to the County’s 5.2 percent and the State’s 8.2 percent below the families poverty level).

<table>
<thead>
<tr>
<th>TABLE 3-4</th>
<th>HOUSING TYPES IN THE BOROUGH, COUNTY, AND STATE IN 1990</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Cornwall Borough, Lebanon County</td>
</tr>
<tr>
<td>Persons per Household</td>
<td>2.57</td>
</tr>
<tr>
<td>Persons per Family</td>
<td>3.02</td>
</tr>
<tr>
<td>Percentage of Family Households</td>
<td>75.63%</td>
</tr>
<tr>
<td>Percentage of Family Households are Married Couple Households</td>
<td>67.34%</td>
</tr>
</tbody>
</table>
TABLE 3-5

INCOME AND POVERTY LEVELS, 1990

<table>
<thead>
<tr>
<th></th>
<th>Cornwall Borough, Lebanon County</th>
<th>Lebanon County</th>
<th>Pennsylvania</th>
</tr>
</thead>
<tbody>
<tr>
<td>1989 Per Capita Income</td>
<td>19,064.00</td>
<td>13,209.00</td>
<td>14,068.00</td>
</tr>
<tr>
<td>1989 Median Household Income</td>
<td>39,896.00</td>
<td>29,469.00</td>
<td>29,069.00</td>
</tr>
<tr>
<td>1989 Median Family Income</td>
<td>44,073.00</td>
<td>34,383.00</td>
<td>34,856.00</td>
</tr>
<tr>
<td>Percentage of Families Below 1989 Poverty Level</td>
<td>1.4%</td>
<td>5.2%</td>
<td>8.2%</td>
</tr>
</tbody>
</table>

EDUCATIONAL ATTAINMENT

Education levels are important to help determine what type of working class is available for current and future employment opportunities within the Borough. Educationally, Borough residents in 1990 had a higher percentage of being high school and four-year college graduates than the County and State as a whole.

TABLE 3-6

COMPARATIVE EDUCATIONAL LEVELS

<table>
<thead>
<tr>
<th></th>
<th>Cornwall Borough, Lebanon County</th>
<th>Lebanon County</th>
<th>Pennsylvania</th>
</tr>
</thead>
<tbody>
<tr>
<td>High School Graduate</td>
<td>83%</td>
<td>70%</td>
<td>74.7%</td>
</tr>
<tr>
<td>College Graduate</td>
<td>21.5%</td>
<td>11.8%</td>
<td>17.9%</td>
</tr>
</tbody>
</table>
EMPLOYMENT AND OCCUPATION ANALYSIS

Conducting an analysis of the number of Borough residents, who were gainfully employed, along with the types of occupations in which they are employed provides additional useful information for planning purposes. Table 3-7 provides comparisons of the Borough, County and the Commonwealth of Pennsylvania in the areas of (1) employed persons 16 years and older by type of industry in 1990, (2) percentage of the 16-year and over population that is self employed, and (3) percentage of compositions of the work force by selected classes of workers.

<table>
<thead>
<tr>
<th>Percent Who Worked in 1989 by Gender</th>
<th>Cornwall Borough, Lebanon County</th>
<th>Lebanon County</th>
<th>Pennsylvania</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>80.1%</td>
<td>80.2%</td>
<td>76.4%</td>
</tr>
<tr>
<td>Female</td>
<td>53.8%</td>
<td>64.0%</td>
<td>57.8%</td>
</tr>
<tr>
<td>Class of Worker</td>
<td>77.6%</td>
<td>80.0%</td>
<td>81.7%</td>
</tr>
<tr>
<td>Private Industry</td>
<td>15.5%</td>
<td>12.3%</td>
<td>11.7%</td>
</tr>
<tr>
<td>Government</td>
<td>6.6%</td>
<td>7.0%</td>
<td>6.2%</td>
</tr>
<tr>
<td>Self Employed</td>
<td>0.3%</td>
<td>0.7%</td>
<td>0.5%</td>
</tr>
</tbody>
</table>

The composition of workers as compared to Lebanon County and Pennsylvania are similar in that the male 16 years and older population out numbers the female population. The class of worker in Cornwall Borough is slightly different from that of Lebanon County and State. Private industry in the Borough is like the County and State in that it makes the highest percentage of worker. Government employees follows next with a larger percentage 15.5 percent in the Borough as compared to that of the County (12.3%) and the State (11.7%) as a whole. Finally self-employed and unpaid family workers make up the remainder of the
working class in the Borough with similar percentages compared to that of the County and State.

HOUSING

An inventory of the existing residential neighborhoods and housing, including the quality and condition, housing variety and rate of housing growth is important to determine and forecast the future housing needs of Cornwall Borough. Both the public and individuals benefit from well-maintained and diversified homes and neighborhoods. With diversified housing mixtures and neighborhoods in the Borough the individual has a variety of housing types, styles, prices, and environmental settings to choose from. The public benefits economically with the assurance of sound residential tax base that will continue to appreciate as the housing stock is maintained and grows. Studying existing housing and planning future housing initiatives is important for these reasons and is assuring the Borough’s residential living is both safe and healthful.

STRUCTURAL AND VACANCY CHARACTERISTICS

Table 3-8 provides numerous characteristics of housing in Cornwall Borough from the 1990 U.S. Census. As can be seen from the table, of the 1211 total housing units in the Borough in 1990, 799, or 66 percent, were single family detached units. Single family housing is by far the most common housing type in Cornwall Borough. Single family attached (SFA) dwellings as defined by the U.S. Census include row houses, townhouses, double houses, or houses attached to non-residential structures. In Cornwall Borough, the single family attached units make up 203 or 16.8 percent of the 1211 total housing units which is slightly lower that of Lebanon County (17.5%) or Pennsylvania (18.7%) as a whole. Higher density dwellings such as apartment complexes and conversion apartments are known as multi-family dwellings (MFDs). Dwellings with two to nine units per structure in the Borough had a lower percentage compared to that of both the County and the State. In contrast, Cornwall
Borough’s 122 dwellings or 10 percent of the total housing units had 10 or more dwelling units in a structure which was higher than Lebanon County’s 4.4 percent or Pennsylvania’s 8.0 percent. Of the 1211 total housing units the Borough contains 941 or 77.7 percent are owner-occupied – with 241 or 19.9 percent of the occupied housing units renter-occupied. Only 2.4 percent of the housing units within Cornwall Borough were vacant, which is slightly lower than the County’s 4.4 percent and considerably lower than that of the State’s 9.0 percent.

<table>
<thead>
<tr>
<th>TABLE 3-8</th>
<th>1990 STRUCTURAL AND VACANCY CHARACTERISTICS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Cornwall Borough</td>
</tr>
<tr>
<td>Total Housing Units</td>
<td>1211</td>
</tr>
<tr>
<td>1 Unit Detached</td>
<td>799</td>
</tr>
<tr>
<td>1 Unit Attached</td>
<td>203</td>
</tr>
<tr>
<td>2-4 Units in Structure</td>
<td>22</td>
</tr>
<tr>
<td>5-9 Units in Structure</td>
<td>19</td>
</tr>
<tr>
<td>10 or More Units in Structure</td>
<td>122</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>46</td>
</tr>
<tr>
<td>Other</td>
<td>0</td>
</tr>
<tr>
<td>Owner Occupied</td>
<td>941</td>
</tr>
<tr>
<td>Renter Occupied</td>
<td>241</td>
</tr>
<tr>
<td>Vacant</td>
<td>29</td>
</tr>
</tbody>
</table>

Based on Table 3-8, the majority (61%) of housing stock being built in Cornwall Borough was constructed over the last forty years. This differs from the County and the State where the majority of homes were constructed prior to 1960. The number of persons per room statistic is an indicator of size of dwelling units and the presence of overcrowded conditions. In 1990, only 4 of the 1211 occupied units had an average of more than one person per room.
Table 3-9 shows statistics on the residence locations of all persons who were five years or older in 1989. When evaluating the table, it can be determined that most of the percentages are comparable. The largest area of difference from that of the County and State as a whole was the high number of individuals who lived in a different house somewhere else in the state.
### TABLE 3-11

**RESIDENCE IN 1985**  
**PERSONS 5 YEARS AND OLDER**

<table>
<thead>
<tr>
<th></th>
<th>Cornwall Borough, Lebanon County</th>
<th>Lebanon County</th>
<th>Pennsylvania</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Number</strong></td>
<td>(%)</td>
<td>(%)</td>
<td>(%)</td>
</tr>
<tr>
<td>Total Persons</td>
<td>3045</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Lived in Same House</td>
<td>1617</td>
<td>53.1</td>
<td>61.9</td>
</tr>
<tr>
<td><strong>Lived In Different House</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>In Lebanon County</td>
<td>679</td>
<td>22.3</td>
<td>24.0</td>
</tr>
<tr>
<td>Elsewhere in PA</td>
<td>504</td>
<td>16.6</td>
<td>7.9</td>
</tr>
<tr>
<td>In Another State</td>
<td>214</td>
<td>7.0</td>
<td>5.1</td>
</tr>
<tr>
<td>Outside the U.S.</td>
<td>31</td>
<td>1.0</td>
<td>1.1</td>
</tr>
</tbody>
</table>

### HOUSING VALUES

Housing information is another indicator of the relative affluence of the community. Comparisons of housing values for owner occupied units and rents for renter occupied units indicate the value of the housing in a community and what the market will bear for housing costs. Generally, those who can afford to own their own homes are more affluent than those who rent are. The median housing value ($91,200.00) is significantly higher in Cornwall Borough compared to that of the County ($71,000.00) and State ($69,700.00). The median contract rent of rental occupied housing units correlates with the median housing values of owner occupied units in that it is $350.00 dollars higher than that of the state and almost $400.00 dollars of that of the county.
TABLE 3-12
HOUSING INFORMATION, 1990

<table>
<thead>
<tr>
<th></th>
<th>Cornwall Borough, Lebanon County</th>
<th>Lebanon County</th>
<th>Pennsylvania</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990 Median Value of Owner Occupied Housing Units</td>
<td>$91,200.00</td>
<td>$71,000.00</td>
<td>$69,700.00</td>
</tr>
<tr>
<td>1990 Median Contract Rent or Renter Occupied Units</td>
<td>$701.00</td>
<td>$293.00</td>
<td>$322.00</td>
</tr>
<tr>
<td>Percentage of Owner Occupied Housing Units</td>
<td>80.0%</td>
<td>71.1%</td>
<td>70.6%</td>
</tr>
<tr>
<td>Percentage of Renter Occupied Housing Units</td>
<td>20.0%</td>
<td>28.9%</td>
<td>29.4%</td>
</tr>
</tbody>
</table>

HOUSING CHARACTERISTICS

As noted previously, Cornwall Borough consists of several villages scattered across its landscape. Not only are these villages distinctive in their ethnic background, but also in their architectural styles. Cornwall Center is a prefabricated, wood-frame housing development built in the 1920’s; Minersvillage (circa 1860’s) and Burd Coleman (circa 1875) contain limestone duplexes constructed for mine workers; Athracite Village’s brick homes were clustered around old roasters and anthracite furnaces; Rexmont was a pre-1920’s Dutch settlement; North Cornwall again has the typical limestone two and a half story homes similar to Burd Coleman and Minersvillage at the site of the 1872 furnace; and Karinchville contains more modern homes for the post World War II population. Of course the more recent residential development in the Furnace Hills (Spring Hill Acres) and Quentin areas (such as Fairview Acres and Riding Club Estates) reflect contemporary development and housing designs.
FUTURE HOUSING NEEDS

As the population of Cornwall Borough increases, additional housing will be needed. The type of housing that may be built depends greatly on the values and desires of the population. While the number of additional dwellings that may be needed can be estimated based on projection of overall Borough population, the types of dwelling units that may be constructed can not be estimated. What is important from the perspective of the Borough is that a wide range of opportunities for all types and costs of housing be provided to existing and future Borough residents. This can best be accomplished by providing for various types and densities of housing through the Borough's Zoning Ordinance, as well as providing innovative approaches to residential development - such as clustering – in the Borough’s Subdivision and Land Development Ordinance.

EXISTING LAND USE

HISTORICAL INFLUENCES

As has been noted, the growth and development of Cornwall was dominated by two factors – the presence of high grade iron ore in the Furnace Hills and the successive owners of the Cornwall Ore Mines. Although there have been many exceptions, communities typically were established and where the work (mines furnaces, etc.) was located and grew along some sort of transportation corridor, such as a road, river, canal, or railroad line, where the surrounding land lent itself to development. In such cases, the transportation facilities provided a link to the outer world and connected a community to surrounding communities commercially and culturally.

Cornwall’s evolution was unique in that it was developed not along a transportation corridor, but around the vast iron ore deposit discovered by Peter Grubb. The subsequent development
and growth of this deposit into a full blown industry by the Grubb and Coleman families and then the Bethlehem Steel Company was the catalyst for much that occurred in Cornwall. Homes were built, education provided, churches established, an entire plantation was created – all by the ironmasters. Immigrants came to Cornwall to work and live within the iron plantation and to build a future for their families. They were encouraged to rely on the Coleman family for their jobs, food, clothing, and shelter. The plantation was virtually self-sufficient except for the sale of its prime commodity, iron ore. In fact, it was probably only as a result of this need to get their product to other markets that roads were built and rail lines were extended. The wealth of the Colemans and then the Bethlehem Steel Company (B.S.) made it possible to provide almost all of this community services internally. There was little need of encouragement to see the assistance of the world outside of Cornwall.

As this benevolence continued under the ownership of the B.S., the community and its residents transferred their dependency to the company. Company homes, recreation area, road maintenance, utilities etc. were all supported at a great expense by the B.S. However, as time passed and the assets of the mine began to diminish to a point where its owners knew that the end was near, they began to withdraw their financial support and expertise from the community, and the community’s structure began to be in peril. Mr. Carl Oblinger perhaps summarizes it best in his book (p. 123), CORNWALL-THE PEOPLE AND CULTURE OF AN INDUSTRIAL CAMELOT, 1890-1980:

The transition from life supported entirely by Bethlehem Steel to one in which the company is no longer present has had a tremendous economic and psychological impact on the Borough. Beginning the day in the 1950’s that Bethlehem Steel began planning for its inevitable withdrawal, repercussions have been felt. For example, the company gradually removed itself from housing by selling off its entire stock in the late 1950’s. The Company devalued its property a half-million dollars a year, beginning in 1954, until the Borough had difficulty maintaining municipal services. Sons of miners could no longer count on jobs in the mines or even near home. In short, all of life had to be reshaped around the absence of the supporting presence of the ‘company’.

Presently, what is left are the memories of Camelot, memories which are based on the exploits of brave men, the achievements of future-oriented engineers, and the concern of the representatives of a paternalistic twentieth-century industrial giant. In short,
these are memories based on a benign system of private work and enterprise. But even such a system of enterprise, as we now know, could not possibly be sustained in the old setting of an earlier stage of industrialization. Outside forces intruded inevitably.

In the absence of a “supporting presence”, the Borough today is faced with the need to assess its direction and determine if its current course is best for the Borough. Forces beyond Borough control have predetermined much of what exists; the Borough now has the opportunity to shape its own future via the planning process, land development regulations, and economic development activities.

CHARACTERISTICS OF EXISTING LAND USE

Normally, an inventory of existing land uses is one of the most important elements in the planning process and is used as a tool to formulate future planning for a municipality. However, as previously explained, development in Cornwall occurred in a manner dictated by the iron industry and in a style reminiscent of plantation life. Villages developed around the mining operation, around the furnaces as they were built, and around the ironmasters’ homes. These villages were isolated from one another and contained a distinctive sense of neighborhood. Their isolation continued as topographical limitations and the mining operations prevented their merger. Commercial and industrial development was limited to that which the mining operation was willing to support.

As a consequence, Cornwall today operates as an incorporated Borough of 9.7 square miles or 6,208 acres. It consists the six original villages (Anthracite Village, Minersvillage, Burd Coleman, North Cornwall, Paradise, and Rexmont) that were associated with the mining operation along with a newer community (Spring Hill Acres) that has developed over the past two decades. Land uses continue to be predominantly residential. There is little in the way of commercial activity within the Borough and the bulk of the industrial land remains tied to the
original mining operation. In an effort to preserve a small piece of the Cornwall’s history, a Historic Landmark District was designated in the area of the Cornwall Furnace.

However between, 1970 and 1990, the Borough witnessed over 1,100 acres of its land developed for residential uses – primarily low density. This development involved at least six (6) major subdivisions including the new residential community of Spring Hill Acres. The following is a list of the major subdivisions occurring in the Borough from 1970 until 1990:

- Spring Hill Acres- 985 Acres located south of Rte. 322 in the Furnace Hills
- Iron Master Acres (Phase I) – 24 acres south of Ironmaster Road
- Lynch Development (Phase I) – 4.55 aces in Anthracite Village with 11 addition acres planned in future phases
- Fairview Estates – 59 acres west of Maple Lane
- Riding Club Estates – 44.35 acres east of Maple Lane
- Starner Development – 14.72 acres north of Rte. 419 at the South Lebanon Township. Line

Although its original communities had experience some changes, the bulk of the new residential acreage between 1970 and 1990 occurred in wooded, vacant, or agricultural areas of the Borough and was predominantly in the form of single family residences. Multi-family development did not keep pace with the lower density units. With the exception of an occasional conversion apartment or single apartment building, higher density development during that period was limited to the 39 unit Sycamore Hill Mobile Home Park along Zinn’s Mill Road and Cornwall Manor, a retirement community located in Cornwall Center.

Since the previous Comprehensive Plan was prepared in 1990, the mix of types of residential development has changed somewhat. In addition to the lower density, single family detached development in the recent phases of Fairview Acres (west of Maple Lane), a development (Iron Ridge) containing a mix of 11 single family detached and 94 attached (townhouse)
dwellings has commenced construction in the Rexmont Area and an expansion of the Sycamore
Hill Mobile Home Park on Zinn’s Mill Road is in the approval stage.

Although there were probably more commercial establishments in Cornwall Center and the
villages during the Coleman reign, few commercial land uses currently exist within the
Borough. Of the businesses identified during the course of the land use survey, roughly one-
half are located along Route 72 with the remaining scattered throughout the Borough. With the
exception of several eating/drinking establishments, few businesses appear to have located here
solely for the convenience of Borough residents.

While industrial activity has been geared primarily toward mining, the close of Bethlehem
Steel operations in Lebanon County during the early 1980’s created new industrial
opportunities. Several buildings associated with the mining operation are located to the west of
the Cornwall Furnace were purchased for use by PRL Industries and its subsidiary Brenner
Machine Company. Over 530 acres of B.S. land located south of Rexmont Road were sold to
the Sheridan Corp., which processed stone and slag. Also located in this area is Conrad
Enterprises, a steel fabrication plant.

In terms of open space and recreation land, the Borough contains approximately 205 acres of
land including the YMCA Camp (79 of the 278 acres are in the Borough), the Hemlock Field &
Archers property (82+ acres), playgrounds in Rexmont and Cornwall Center, three baseball
fields, and several tracts of passive recreational land in the area of Goosetown. The most
significant addition to recreational land in the Borough in recent years is the newly-constructed
Iron Valley Golf Course, which is situated on approximately 350 acres of land (formerly
owned by Sheridan Corporation) east of Minersvillage and south of Rexmont. In addition to
this acreage, the Borough contains flood prone areas adjacent to the Snitz and Shearers Creeks
and their tributaries. Fortunately for the Borough, little of the flood plain has been developed
and is now protected by local regulations that meet state and federal guidelines.

Also located in the Borough is the Former Percy Alden Estate (Mrs. Alden was the daughter of
Thomas Burd Coleman) later the Amalgamated Clothing Workers Union Center, which was
sold to a development company in 1988. The 520 acre property (approximately half of which
was located in Cornwall Borough) was opened to union members in 1949 and contained a six-
acre artificial lake, and in-ground swimming pool, a 700-seat recreational hall, barbecue pits,
picnic areas, bath houses, a dance pavilion, basketball, volleyball, baseball, shuffleboard areas,
four large cottages, and the refurbished Alden Mansion. Although recent owners of
approximately 288 acres of this land have discussed development of the property for residential
and commercial uses, no definite plans have been submitted. The tract is currently zoned R-I
(Residential Institutional).

Over the course of years, the B.S. sold or donated to the Borough and its municipal authority
several small parcels of land, some of which contained the sewage facilities for individual
villages. In 1957, Bethlehem Steel Company sold to the Cornwall Municipal Authority the
water system and reservoirs and the village septic systems for $300,000.00 that included the
600 acres of the watershed area around the reservoirs and Bethlehem Mines Corporation gave
the Authority the $300,000.00 to pay for it.
In addition to the above mentioned authority properties, other publicly owned or utilized lands include several churches and cemeteries, an elementary school, municipal service facilities such as the Borough/Municipal Authority Offices and Garages, the Rexmont Fire Company, post offices in Cornwall Center and Rexmont, and Commonwealth of PA Historic Landmark Property (Cornwall Furnace). As can be seen by the Existing Land Use Map these uses are scattered throughout the Borough and encompass only a small percentage of the Borough’s total land area.

The remaining lands within the Borough can be classified as agricultural, vacant, or scattered development. Much of the currently undeveloped land within the Borough consists of either agricultural/pasture land in the central to northern portion of the Borough or woodland south of the former mining operations. Farm parcels generally average 95 acres in size while several larger forest tracts exist in the Furnace Hills.

COMMUNITY FACILITIES AND SERVICES

Community facilities are an important component of a developing area and add immeasurably to the quality of life. They encompass not only those facilities owned by the public but also those owned and operated by private enterprise for the benefit of the community as well. Community facilities and services include schools, parks and recreation, police and fire protection, ambulance service, municipal administrative functions, and utilities. Deficiencies in the present levels of services, expansion possibilities, and future requirements should be evaluated and related to potential demand so that Cornwall Borough can be prepared to provide these services as the need arises.

The provision of community facilities and services can often prove to be quite expensive. Therefore, it should be recognized that through coordination among agencies and with adjacent municipalities the cooperative provision of community facilities could often be arranged with mutual benefits to all.
SCHOOLS

Cornwall Borough falls within the Cornwall-Lebanon School District along with North Cornwall, West Cornwall, North Lebanon, South Lebanon Townships and Mt. Gretna Borough. The district currently includes four elementary schools (grades K-5), Cedar Crest Middle School (grades 6-8), and Cedar Crest High School (grades 9-12). Only one consolidated elementary school is located within the Borough. Total enrollment for the six schools is 4,577 students. The following table displays the 1999 school enrollment and design capacities for Cornwall-Lebanon School District:

<table>
<thead>
<tr>
<th>TABLE 3-13</th>
</tr>
</thead>
<tbody>
<tr>
<td>CORNWALL LEBANON SCHOOL DISTRICT</td>
</tr>
<tr>
<td>SCHOOL BUILDING DESIGN CAPACITY AND CURRENT ENROLLMENTS</td>
</tr>
<tr>
<td>School Type</td>
</tr>
<tr>
<td>---------------</td>
</tr>
<tr>
<td>Elementary Schools</td>
</tr>
<tr>
<td>Middle School</td>
</tr>
<tr>
<td>High School</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>


The most recent Cornwall-Lebanon School District Long Range Plan (1989) indicates that considerable growth is occurring within the district. The construction of the Union Canal...
Elementary School in 1990 (addition added in 1995) and the construction of the new Ebenezer Elementary School in 1996 has relieved the current situation; however, it will be necessary to watch enrollment and development trends to provide adequate school housing. Actual and projected district-wide enrollment figures are as follows:

<table>
<thead>
<tr>
<th>Year</th>
<th>Enrollment</th>
<th># Increase</th>
<th>% Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>1988-89</td>
<td>3,824</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1989-90</td>
<td>3,877</td>
<td>53</td>
<td>1.39%</td>
</tr>
<tr>
<td>1990-91</td>
<td>4,014</td>
<td>137</td>
<td>3.53%</td>
</tr>
<tr>
<td>1991-92</td>
<td>4,082</td>
<td>68</td>
<td>1.69%</td>
</tr>
<tr>
<td>1992-93</td>
<td>4,196</td>
<td>114</td>
<td>2.79%</td>
</tr>
<tr>
<td>1993-94</td>
<td>4,256</td>
<td>60</td>
<td>1.43%</td>
</tr>
<tr>
<td>1994-95</td>
<td>4,313</td>
<td>57</td>
<td>1.34%</td>
</tr>
<tr>
<td>1995-96</td>
<td>4,425</td>
<td>112</td>
<td>2.60%</td>
</tr>
<tr>
<td>1996-97</td>
<td>4,533</td>
<td>108</td>
<td>2.44%</td>
</tr>
<tr>
<td>1997-98</td>
<td>4,614</td>
<td>81</td>
<td>1.79%</td>
</tr>
<tr>
<td>1998-99</td>
<td>4,673</td>
<td>59</td>
<td>1.28%</td>
</tr>
<tr>
<td>1999-00</td>
<td>4,577</td>
<td>(-) 96</td>
<td>(-) 2.05%</td>
</tr>
</tbody>
</table>


As more women join the work force, the availability of quality childcare for infants, preschoolers and young school-age children has also become a concern. This need has been addressed by the Lebanon Valley YMCA program called S.A.C.C. – School Age Child Care. The S.A.C.C. Program was incorporated into the Cornwall-Lebanon School District in 1991 and now has been instituted in all four elementary buildings, providing a wide variety of childcare services. These services range from before- and after-school care for children.
Kindergarten through 5th grade. Infant and preschool childcare is also provided at Union Canal and Ebenezer Schools. The S.A.C.C. program has expanded to provide summer daytime care at selected sites. Since the 1997-summer vacation period, full-day care was provided for school age children and preschool children at three (3) of the district’s four (4) elementary schools.

LIBRARY FACILITIES

Library facilities for students can be found, of course, in the various schools in the district. Additionally, Cornwall Borough is a part of the Lebanon County Library system, which has its main, and largest, library at Seventh and Willow Streets, Lebanon. This facility has over 24,000 registered patrons and over 245,000 items. Such resources include books, compact discs, audios, videos, and other resource materials. The Library is open 7 days a week during the school year for a total of 68 hours a week. Approximately 25% of the funding for the library system is from individual contributions, memorial donations and fund raising, specifically the Buy-A-Book campaign and the annual Silent Auction. It is also a United Way recipient agency.

REGISTERED HISTORIC SITES/ DISTRICTS

Since many of the existing land uses date back to the origin of the Borough as a mining community, the Borough has requested and received a historic landmark district designation for several of these structures. The Cornwall Furnace, donated to the Commonwealth by Mrs. Margaret Coleman Buckingham, became the cornerstone of that district. Although modern architecture has intruded into portions of the area, it does encompass the Buckingham Mansion, an ice shop, the Furnace, the open pit mine, a smokehouse, a blacksmith shop,
a wagon shop, a mule and horse stable (current maintenance building for Cornwall Manor), a small carriage house, the Cornwall Children’s Center (possibly used as a boarding house), a dwelling, and most of Minersvillage. Although Burd Coleman village contains historic structures, it was not included in this district since it was associated with the furnace in Burd Coleman rather than the Cornwall Furnace.

There were four (4) major furnaces that operated in Cornwall Borough. They were:

Grubb “Cornwall” Furnace located in Minersvillage – 1742-1883, Peter Grubb;  
Anthracite Furnace located along Old Furnace Road – 1849-98, R.W. & W. Coleman;  
North Cornwall Furnace located in what is now Karinchville- 1872, M.C. Coleman; and  

Each furnace had housing associated with it, including worker’s homes with their customary stables, and out buildings.

Specific historical data on buildings in Rexmont was minimal, and therefore, not included in the survey. Although there are log structures said to exist there, exterior improvements have made it impossible to recognize their historical significance. The Rexmont Inn structure was the original home of Mr. Rex who founded Rexmont- also his mercantile store.

In an effort to begin to catalog the important historic sites of the Borough for possible designation of other historic districts, a field survey was conducted and data documented using the following sources:

Cornwall Borough Comprehensive Plan
3-43
The sites listed below are not intended to be all-inclusive, and it is entirely possible that structures of historical importance have been missed. Nevertheless, the following sites have been substantiated as having historic value and are listed by number.

1. Cornwall Furnace Historic District (174201883) as designated by the PA Museum Commission

2. Freeman (Coleman) Estate (1872), W.C. Freeman, North Cornwall Furnace. Site includes: stable, spring house, managers home, greenhouse ruins, mansion site (1915)

3. Burd Coleman (1872), R.W. Coleman, site of Bird (1849), razed 1921, Coleman Furnace. Site includes workers' homes circa 1875, (Noted No. 22)

4. R. Percy Alden Mansion & Managers House (circa 1875) > R. Percy Alden was a son-in-law of Thomas Bird Coleman.

5. North Cornwall Furnace (1849-1898), razed 1923, R.W. & W. Coleman. Site includes: Race Street homes, North Cornwall Road homes, most remaining structures circa 1875, office building


7. Blue Bird Inn (1850), J. Bowman Hotel/Golden Keys Hotel

8. Coleman Toll House (circa 1875)

9. Buckingham Gate House (circa 1875)

10. Anthracite Area (circa 1876). Site includes office building, foreman's home, and workers' homes.

11. Grubb Row (circa 1875)

12. Shaft Mine No. 4 (1921)

13. Church (circa 1875)
14. Cornwall United Methodist Church and Parsonage (1877)
15. Overbrook Inn/H. Koch Hotel (circa 1860)
16. Cornwall Store (1875)
17. Buckingham Stable (circa 1875)
18. Penryn Park (1885), YMCA Camp Kiwanis
19. Rexmont Lutheran Chapel (circa 1875)
20. Dairy Farm & House (circa 1875)
21. "Hanford Home" (circa 1875)
22. Burd Coleman Office (circa 1870)
23. Sacred Heart Church (1886) – moved in 1914

CORNWALL MANOR

Cornwall Manor is an 85-acre retirement community located in the heart of the Borough of Cornwall. Home to 470 residents today, the Manor's campus was built around the elegant buildings of Margaret Buckingham Estate. Sold in 1949 to a Methodist layman, the property included a 29-room mansion (see historic sites listing), stables, a carriage house, a garage, and a greenhouse. The property was the original Grubb/Coleman estate associated with the Cornwall Ore Mines and Furnace. Mrs. Margaret Coleman Freeman Buckingham, donor of the Cornwall Furnace property, was the last of the Coleman family to occupy the mansion, and it was her expressed wish that the property be put to "some useful purpose". Upon its sale for a mere $20,000, the property was utilized as a retirement home for Methodist clergy.

Considerable changes have occurred since the sale in 1949. Although still associated with the United Methodist Church on a cooperative basis, Cornwall Manor attracts residents from all walks of life and from all areas of the country.
Cornwall Manor offers a full scope of health services in the following four capacities:

1. **Assisted living**: Assisted living at Cornwall Manor is a special combination of independence and personal attention. Assisted living is not "nursing home" care, but rather licensed personal care that offers just enough professional attention to help residents through each day safely and happily as their needs change. The assisted living residents live in studios and suites, enjoy community-wide social activities, and eat most meals in a convenient centrally located dining room.

2. **Nursing care**: The 135-bed Health Center offers private and semi-private rooms in a clean and friendly environment. Cornwall Manor features an outstanding private, occupational and speech therapy services, as well as personalized "Care Plans" for each resident. The skilled nursing care is something that enriches life and promotes individual growth.

3. **Health Service Clinic**: Individuals who live in residential accommodations at Cornwall Manor have access to the on-site community Health Services Clinic. The clinic is conveniently located in the center of the Cornwall Manor campus. Routine medical needs as well as annual physicals can be scheduled at the clinic. Physicians have office hours at the clinic several days a week, and are on-call for Cornwall Manor residents 24 hours a day. Transportation to off-campus medical appointments is also available. A community health services nurse is on staff at the clinic to offer 24-hour emergency coverage. The clinic offers pharmacy services at the clinic with a one-day turnaround on most medications.

4. **Home Nursing**: There are times when residents may need or want additional help, such as nursing or homemaker services, in their home. In-home nursing services can be arranged with local service providers through Cornwall Manor’s clinic, on an as-needed basis.

A variety of options are available to residents for their foodservice needs, including meals-on-wheels, congregate meals, and a snack bar.

In terms of transportation, COLT (County of Lebanon Transit Authority) provides daily service (every 2 hours) to the Manor and the Manor itself furnishes a van for regular scheduled trips to local area businesses and facilities. Additionally, Cornwall Manor has drivers and vehicles available to hire.
Cornwall Manor offers intergenerational programs which allow residents to interact on a regular basis with people of a variety of generations, both through formal group activities and in informal settings.

**Cornwall Children's Center**
The Cornwall Children's Center, located just across the street from Cornwall Manor's Health Center, is a day care center for children ages six weeks to ten years, with an active before and after school program and summer program. From very early on, the children begin to develop a relationship with residents at Cornwall Manor. Classes with children ages 2-3 draw birthday greetings to be posted in Health Center elevators each month. Older children visit with Health Center and Personal Care residents almost weekly, creating crafts, reading books, singing songs, or just talking with residents. Campus residents also volunteer their time at the Children's Center, rocking babies, reading stories or leading discussions on a specific topic of interest.

Staff from the Children's Center and Cornwall Manor's Activities Department plan a program designed to maximize positive interaction between residents and children through appropriate activities.

**Volunteers from Many Generations**
Through Cornwall Manor's volunteer and activities programs, people of many generations visit the campus for a variety of reasons. Seniors from Lebanon Catholic High School volunteer their time at Cornwall Manor as part of their community service credits. Teens over age 14 may volunteer individually to transport wheelchair-bound residents to activities, present programs to groups, or visit individual residents. Many groups of children under age 14 visit with supervision to present concerts, lead programs and play games.

**Involvement with the Local Community**
Cornwall Manor also cooperates with several local school districts, the Chamber of Commerce and the local newspaper to sponsor students in a variety of activities, including career shadowing and Newspapers in Education. Cornwall Manor also regularly offers internships to qualified college students.

Each year several events at Cornwall Manor are designed to encourage young people to visit the campus. The Community Easter Egg Hunt, Community Picnic, and Safe Halloween (trick-or-treating at houses and apartments) all provide fun activities for the entire family.
The United States Post Office Building is located on the Cornwall Manor grounds.

Also worthy of noting, is the fact the Cornwall Manor provides its own limited security for both its residents and employees. Between the hours of 11:00 p.m. and 7:00 a.m., one (1) security person is on staff to patrol the premises, answer resident’s calls, and escort employees to parking areas. The Manor generally handles its own security problems; however, any major incidents are referred to the Cornwall Borough Police Department.

In terms of sheer demographics, the current independent living residents (numbering approximately 470) can be characterized as follows:

- 73.5% Female
- 26.5% Male

**Primary points of immigration:**

- State of Pennsylvania 67%
- Lebanon County 14%
- Lancaster, Berks, Dauphin Counties: 10%
- Philadelphia Area: 15%
- Other PA: 28%
- Out of State 34%

Cornwall Manor has no specific plans for the future of the 85-acre campus other than refurbishing and expansion of the existing units. However, the Manor recently purchased a 100-acres in the Borough of Cornwall in order to develop a “satellite” continuing care retirement community within the next five to ten years, with residential, assisted living and skilled nursing care.

**POLICE PROTECTION**

The Cornwall Borough Police Department provides service to West Cornwall Township, Mount Gretna Borough, along with Cornwall Borough, which makes up 19.3 square miles of
land area. The department patrols a total of 21.5 miles of highways, which include US Route 322, SR 72, SR 419, SR 117, and SR 241. Additionally 54.5 miles of municipal roadways are patrolled. Six full time officers, three part time officers, and a secretary staff the department. In July 1997 the department moved into a new police facility containing 7 rooms, a holding cell area and a heated 3 bay garage.

FIRE PROTECTION

Fire protection is a basic public safety service that is important to the Borough. Obviously, fire protection is intended to minimize the loss of life and property due to fire and related hazards. The level of fire protection also affects the rate which area residents and business owners must pay for fire insurance.

To understand how the Borough's fire protection services are delivered and to identify current and future needs, a phone interview was conducted in June of 2000 with Mike Tribioli, Fire Chief of the Community Fire Company of Cornwall Borough.

The Community Fire Company of Cornwall Borough serves all of Cornwall Borough and provides mutual-aid assistance to South Lebanon Township and West Cornwall Township. Mutual-aid assistance provides secondary support to the primary service company. This
practice enables neighboring companies to augment their sometimes-limited equipment stock to offer a wider range of fire fighting capabilities. Chief Tribioli mentioned that there exists a high degree of cooperation between the other companies that provide secondary support to calls that occur within the borders of Cornwall Borough.

As of June 2000, there are twenty volunteer firefighters and four fire police that serve on the Community of Cornwall Fire Company. According to the chief, these numbers are adequate and most of the drivers live within a half of a mile from the equipment, which allows them to provide aggressive response times to calls. There are no paid permanent firefighters but all of the volunteers are required to take a minimum of 88 hours of fundamental firefighting classes. The following table lists the equipment inventory for the Fire Company.

<table>
<thead>
<tr>
<th>Community of Cornwall Fire Company Equipment</th>
<th>Inventory</th>
</tr>
</thead>
<tbody>
<tr>
<td>Truck</td>
<td>Pump</td>
</tr>
<tr>
<td>1997 Quint</td>
<td>125</td>
</tr>
<tr>
<td>1990 Pumper /Engine</td>
<td>1200</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>1984 Brush Truck</td>
<td>Skid Pump</td>
</tr>
<tr>
<td>1986 Chiefs Car</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Currently, all of the equipment is stored in a garage that the company rents off a social club in Rexmont, but the Chief Tribioli mentioned that they are pursuing purchasing this garage or finding a suitable property in the Borough to establish a permanent station.

At present, the Fire Company is supported by the Cornwall Borough and through a community fund drive. Chief Tribioli feels that the Fire Company is financially sound but if the company
must purchase land and build a new station over the next year they may look for other alternative financing to aid in this process.

In summary, the Borough possesses an effective volunteer fire company that is committed to providing the best possible service. It is imperative that the fire company and the Borough continue to monitor the equipment, facilities and manpower to ensure quality service continues.

RECREATION

According to the Borough's 1990 Comprehensive Plan, when one thinks of recreation in Cornwall Borough, it is the C.Q.M Youth Association that comes to mind. The Cornwall, Quentin, and Mt. Gretna (CQM) Youth Association was formed in 1957 and is responsible for a host of sports activities for children ages 6 through 15. The C.Q.M is a regional organization that provides organized youth recreational opportunities to residents of Cornwall Borough, West Cornwall, and Mt. Gretna Borough. In total, the three municipalities consist of 5,530 residents, with Cornwall Borough representing the largest of the three with a 1990 population of 3,231 people. Youth activities include midget baseball, T-ball, Teener baseball, midget football, soccer, and midget basketball. The C.Q.M utilizes fields and equipment in the Borough, Cornwall-Lebanon School District, and other member municipalities. The teams play against one another or participate in a countywide league. Cornwall Elementary has a soccer field adjacent to the school, and football and baseball facilities to the north of the school. The school is also equipped with gymnasium facilities for midget basketball. In support of C.Q.M, the Borough maintains baseball fields in Anthracite, Minersvillage, and Cornwall Center. There are no senior programs available through the C.Q.M, however, they organize a annual bus trip to a Reading Philly baseball game that can be utilized by adults. There are no scheduling conflicts between the various youth programs at the present time; however, as the popularity of certain sports evolve conflicts may occur. The C.Q.M is not actively planning for any improvements or new recreational programs; instead they rely on
individual people or new organizations that wish to be involved and/or participate in the C.Q.M to present improvements and new programs to the Board.

The C.Q.M is primarily a self-supporting non-profit organization that relies on community support and volunteers. The Borough Council has recognized the important role C.Q.M plays in providing recreational opportunities to the youth of the region and pays a yearly fee to help offset operating expenses in the general range of $600 to $800 dollars per year.

The organizational make-up of the C.Q.M includes five officers consisting of a President, Vice-President, Secretary, Treasurer, and Commissioner. Officers are selected from within the geographic service area of the C.Q.M.

As identified earlier, the Borough maintains three baseball fields, one each in Anthracite, Minersvillage, and Cornwall Center. In addition to those three fields, the Borough maintains a recreation area in Cornwall Center. The Cornwall Center site is approximately 4.5 acres in size and is located adjacent to the Cornwall Elementary School. This area contains tennis courts and a pavilion, and supplements the playground equipment located at the school. There is no formal Borough Park and Recreation Board or office. However, the Borough has established a recreation committee made up of three members of the Borough Council. The recreation committee oversees all borough related recreation activities. The community of Rexmont has its own recreation area. Locally known as the “Carnival Grounds”, it contains playground equipment, a basketball court, and several pavilions. The playground is owned and operated by the Rexmont Fire Co.

In addition to the borough and school district facilities, Cornwall Borough contains several semi-public or private recreation facilities. Approximately 79 of the 279 acres of the YMCA Camp Kiwanis are located within the Borough, as is a newly constructed 18-hole championship golf course. Also located in the Borough are the Hemlock Field Archers, a private archery
club containing 82.15 acres, and a portion of the historic Horse-Shoe Trail that winds across
the southern portion of the Borough.

Access to recreational opportunities, both passive and active, need not be limited to the
geographic boundaries of the Borough. The recreational opportunities surrounding Cornwall
Borough abounds in both passive and active recreation opportunities. Governor Dick Hill
conservation area contains over 1,000 acres and is located to the west of the Borough. This
natural open space supports a hiking trail to an observation tower. State Game Lands #145
consisting of 2,792 acres, Conewago Lake, a 15-acre facility offering swimming, concessions,
picnicking, playground equipment, and a clubhouse, and activities available from the Mt.
Gretna Chautauqua and Campmeeting Association are all within easy access to borough
residents. The following are additional recreational facilities within a 10-mile radius of the
borough as identified in the 1990 Comprehensive Plan. These areas represent public, private,
and semi-private areas:

3 - Fishing, gunning or sportsmen’s clubs
2 - Private camps (Kiwanis and Kirchenwald)
1 - Private camping grounds (Thousand Trails)
1 - Private riding club (Quentin Riding Club)
1 - Golf Course (Fairview)
2 - Public Parks (Colebrook and South Hills)
1 - Lebanon Valley Expo grounds
2 - Private swim clubs (Iona and Valley Beach)
1 - Private recreation area (Newcomer Lodge)
1 - YMCA (Lebanon City)

The open acreage across form the brick homes in Anthracite Village was conveyed to the
Borough as future recreational areas by Bethlehem along with the baseball field area and
Minersvillage ball field.
In addition to the above-referenced facilities, borough residents are afforded access to the Middle Creek Waterfowl Project. The Project encompasses approximately 3,000 acres in Lebanon and Lancaster Counties and offers fishing, hunting, waterfowl museum, observation areas, picnic facilities, hiking trails, and an educational game management trail.

Cornwall Borough residents have access to a variety of recreational facilities owned by public and private agencies in and around the Borough. However, there appears to be deficiencies in the Borough’s recreation program. The 1990 Comprehensive Plan identifies a lack of recreational opportunities for the Borough’s adult population, and that Cornwall residents are content with traveling to surrounding areas for passive and active recreational opportunities. This inventory is the beginning of a more detailed analysis of the Borough’s recreational programs, locational requirements, and future plans, such as the Lebanon Valley Rails to Trails Project, to meet future recreational needs.

PUBLIC UTILITIES

PUBLIC WATER SERVICE

Cornwall Borough is fortunate in that the majority of the Borough is serviced by or has access to public water. The Cornwall Borough Municipal Authority is responsible for the day to day management and operation of the Cornwall Borough water supply system. According to the Borough Authority there are approximately 900 customers that are connected to the public water system, which represents 2,500 people. The Authority reported that 95% of the Borough is served by public water or are within a reasonable distance from the water line that extending public water is not a problem. The Spring Hill Acres residential development located on the south side of SR 322 and a handful of farms and individual lots located throughout the Borough are not connected to public water. In such instances those lots are serviced by individual wells for potable water. The Authority noted however that should Spring Hill Acres be required, or the residents desire to connect to the public water system
there are no capacity problems. Water is treated and supplied by the City of Lebanon and conveyed to the Borough via a series of pipes. There are no major problems with the distribution system, other than normal maintenance activities.

PUBLIC SEWER SERVICE

Similar to public water, Cornwall Borough is fortunate in that public sewer services the majority of the Borough. The Cornwall Borough Municipal Authority is responsible for the day to day operation and management of the sewerage system on the Borough. As reported by the Authority, there are approximately 850 customers connected to the sewerage system representing 2,300 people. The existing sewer service area generally follows the same geographic area as public water. The Spring Hill Acres residential development located on the south side of SR 322 and a handful of farms and individual lots are not connected to the public sewerage system. In such instances those lots are serviced by individual on-lot septic systems. The Authority noted however that should Spring Hill Acres be required, or the residents desire to connect to the public sewerage system there is sufficient capacity. There are no major problems with the collection and conveyance system, other than normal Inflow and Infiltration (I and I) problems and maintenance activities. The Authority owns the collection and conveyance system within Cornwall Borough.

In general terms, sewage is gravity fed to a pump station in North Cornwall Township then on to Lebanon City where it is treated at the Lebanon Sewage Treatment Plant. The Borough has reserved one million gpd of capacity at the plant and is currently using between 200,000 and 250,000 gpd, or 25% of its reserved capacity. As mentioned earlier, there are no major problems with the sewerage system in Cornwall Borough, however, the pump station in North Cornwall Township is being upgraded to eliminate a capacity flow restriction. The pump station’s current capacity is 300,000 gpd and the upgrade will increase the flow rate to 600,000 gpd. The Borough has an agreement with North Cornwall Township to utilize the pump
station and will pay a pro-rata share of the improvements. The Borough completed an Act 537 Sewage Facilities Plan in 1993. The sewage facilities plan is an integral component of this land use planning effort.

SOLID WASTE DISPOSAL

Cornwall Borough does not provide solid waste collection and disposal. The residents of the Borough are permitted to contract with individual private haulers allowing them to receive the lowest possible rate for solid waste disposal at a County operated sanitary landfill, located within fifteen miles of the Borough.

OTHER UTILITIES

Other utilities include electric and natural gas service. Residents of the Borough receive their electric service over lines owned by GPU and there is no natural gas available.

The deregulation of the electric industry will lead to other, more competitive carriers in the Borough.

TRANSPORTATION FACILITIES

Throughout history people have used many modes of transportation to get from point A to point B and residents of Cornwall Borough have been no different. The majority of the Cornwall Borough’s circulation system was developed in large part by transporting goods from the furnace to the marketplace. As the community developed, horse-drawn buggies and wagons were used to transporting people and goods around the municipality. As previously noted, the mines and furnace, in transporting the iron ore and pig iron throughout the state extensively, used the rail system. In time, as newer more efficient forms of transportation
became available, older modes and facilities fell into disuse or were abandoned. Today, the family automobile is the primary form of transportation for movement over the extensive network of State and Borough roads and highways. Trucks move freight and mail.

Historically, a community's transportation systems, particularly its network of roads, streets, and highways along with its mobility are vital characteristics to the lifestyle of the 20th Century. A good roadway system is essential to the orderly functioning of the Borough in order to provide mobility for people, emergency services and goods as well as access to land. A good roadway system that is free from congestion also contributes to the quality of life in the Borough.

ROAD CLASSIFICATIONS

Cornwall Borough’s standards for new street design are found in the Borough’s Subdivision and Land Development Ordinance.

The functional classification of the Borough’s street and highway system is an essential step in the preparation of coordinating transportation initiatives in the Borough. By establishing such a system, local streets and highways can be designated according to the planned level of usage. In every roadway there are two important functions that can be found in varying amounts. First, they permit physical mobility and the mobility to go from one place to another. Secondly, roadways provide access to an extensive gamut of land uses. The following roadway classification table is based on the amount of mobility and accesses a road experiences:
**ROAD CLASSIFICATION STANDARDS**

<table>
<thead>
<tr>
<th>Classification</th>
<th>Function</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arterial</td>
<td>An arterial road's primary function is to serve comparatively high volumes of through traffic of a regional nature at speeds higher than desirable on collector and local access roads. Limited Access highways are a special type of arterial road on which access is provided only from another road and not from abutting properties (Grade separated interchanges)</td>
</tr>
<tr>
<td>Major Collector</td>
<td>The major collector road provides for inter-community travel, connecting Townships and unincorporated population centers and carries large volumes of traffic to the arterial road system.</td>
</tr>
<tr>
<td>Minor Collector</td>
<td>Minor collector roads provide routes to local community facilities, shopping areas and industrial complexes. They serve the main circulation roads in large residential subdivisions and serve small rural settlements.</td>
</tr>
<tr>
<td>Local Access</td>
<td>A local assess road's primary function is to provide access to abutting properties. Each road should be laid out so that it will be used only by traffic having a destination within the immediate area and the design of the road should not encourage a through traffic pattern.</td>
</tr>
</tbody>
</table>

**Proposed Roadway Classifications Using the Preceding Standards**

<table>
<thead>
<tr>
<th>Arterials:</th>
<th>US Route 322</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PA Route 72</td>
</tr>
<tr>
<td>Major Collector:</td>
<td>Cornwall Road</td>
</tr>
<tr>
<td></td>
<td>PA Route 419</td>
</tr>
<tr>
<td>Minor Collector:</td>
<td></td>
</tr>
<tr>
<td>Local Access:</td>
<td>All other roads</td>
</tr>
</tbody>
</table>

Regardless of the classification, the adequacy of the circulation system is determined by the ability of roads and highways to perform certain assigned functions of traffic movement. For example, the function of an arterial road is generally to move vehicles form one point to another in an efficient, safe and rapid manner. More than any other type, the arterial road illustrates the conflict between the movement of traffic and the land access function. The two functions are incompatible. When volumes of traffic are low and the density of the abutting development is low, the conflict is not serious. However, when traffic volumes are high and
the adjoining land is intensely used, the number of points of conflict increases rapidly. It is therefore important to understand the appropriate functions of different roads in order to prevent misuse and failure of the system.

Roadways of more localized importance to Cornwall Borough residents include a number of state and local roads which provide access to neighboring municipalities as well as to the principal urban arterials. These roads and highways also influence the overall growth development of the Cornwall area.

These regional highway patterns are important to the residents of Cornwall Borough as they provide access to the industrial and commercial employment centers and recreation areas of the County. Roads within the Borough limits, together with their location and influencing factors, are shown on the accompanying maps and discussed in the inventory description on the following pages.

EXISTING ROAD CONDITIONS

Road conditions affect the efficiency of streets in terms of their capacity to provide safe and convenient accessibility. They limit the speed with which vehicles may safely travel and play a role in determining which travel routes will be used most heavily. Poor road conditions discourage use and can be a contributing factor in traffic accidents.
ACCIDENT HISTORIES

Reviewing traffic histories is important to planning to reduce congestion and increase safety on the roadways. Various factors and conditions may lead to accidents. By utilizing accident information provided to the Borough from the Pennsylvania Department of Transportation, trends or patterns may be determined to aid in reducing the amount of accidents occurring on Borough roadways. The accident survey reviewed was based on reportable crashes in the state of Pennsylvania during calendar years 1995 through 1999.

Several problem areas became obvious after reviewing the accident survey. One area of concern in the Borough that represented about fifteen percent of the recorded accidents was the intersection of State Route 72 and the entrance of Spring Hill Acres. The accidents at this intersection were due to improper turning, speeding on SR 72, tailgating, and improper judgement of speed. Additionally, this intersection was voiced numerous times as a dangerous intersection in the citizen survey that was mailed out. Other intersections in the borough that had significant number of reported accidents were:

- Burd Coleman Road and Alden Street;
- Maple Avenue / Quentin Road and Aspen Lane and
- Boyd Street and State Route 419.

In all the above bulletized intersection accidents, the cause of the accident was listed as a stop sign violation. These intersections should be further studied to determine whether or not there are visibility or insufficient warning problems and that a corrective measure implemented.

Mid-block accidents were also included in the survey provided to the Borough from PennDot. Accidents that were classified as mid-block accidents, except for two, were caused by either the driver (driver drinking, speeding, tailgating, wrong side of road) or other factors beyond the Borough's control (weather, animals). In the two mid-block accidents that can be classified
as conditions the Borough could address involved potholes in roadways. The two locations where accidents occurred due to potholes were:

- Ironmaster Road and
- State Route 322 three hundred feet from Boyd Street heading towards ramp.

According to the accident survey, there was only one accident that occurred in the Borough that produced a fatality. The accident occurred on Quentin Road 256 feet from Williams Drive toward Mine Road. The primary factor behind the accident was the driver made a improper entrance.

**TRAFFIC VOLUMES**

Prior to making any type of transportation recommendation, it must be understood that the major arteries and major collectors within Cornwall Borough do not stop at the Borough line but rather are part of a larger traffic shed. State Route 322 is an arterial roadway that connects Chester and Downingtown in Chester County with Harrisburg and State College to the northwest. Traffic counts were provided to the Cornwall Borough from the PENNDOT District Eight-Traffic Unit. State Route 322 displayed a range fluctuating between 4,500 to 10,500 average daily vehicles traveled depending on road segment. The second arterial that lies in the Borough, State Route 72 connects Lancaster with Lebanon and interstate 81. The volumes of average daily travel on State Route 72 are almost 14,500 vehicles.

The Borough's major collectors provide a primary means of transport to adjacent townships. Because of the regional nature of these roadways, traffic volumes can increase in short periods of time due to the planning and zoning policies of adjoining municipalities and beyond. Cornwall Road has served the Borough over the past century and half, first as a dirt road then as a “plank” road chartered in 1848 as the North and South Lebanon Turnpike, and finally as hard surface road. Even though rail service came and went Cornwall Borough has remained the primary link between the City of Lebanon and Cornwall Borough. Cornwall Road displays average daily
travel of approximately 4,150 vehicles. Route 419 has also served the Borough for many years. Route 419 is an east–west collector road that links State Route 72 and U.S. Route 322 West in Quentin (West Cornwall Township) and State Route 501 and 897 in Schaefferstown (Heidelberg Township).

From these statistics, local officials can target road improvements where they are most sorely needed and strive to reduce the negative impact of future development proposals on these existing problem areas. Funding for roadway projects in the Township comes from various sources – Local, State and Federal. The Township receives Liquid Fuels monies for repair and maintenance of its local roads. The funding of major highway projects, however, is usually through PennDOT's Twelve-Year Program.

OTHER TRANSPORTATION FACILITIES

As is in most parts of the country, public transportation is often times not utilized due to people's dependency of their own personal automobile. However, public transportation is provided to Cornwall Borough through County of Lebanon Transit Authority (COLT). COLT offers scheduled runs throughout the Borough to several specific sites Monday through Saturday. Additionally, buses can be boarded at intersections or a safe location along the route that are not the specific pick-up or drop-off locations by signaling the driver.
The Comprehensive Plan is the Borough's guideline for future growth, and is based on the information contained in the preceding chapters. This chapter is intended to show, in general categories, recommended types of future land use for the next 15-20 years, proposals for transportation facilities, community facilities and utilities and housing. This chapter represents the culmination of the community goals and objectives, and reflects existing land use, environmental constraints and potentials, transportation facilities, recreation and open space areas, community facilities, population projections, and housing projections (i.e. "fair share").

FUTURE LAND USE PLAN

One of the most important elements in the comprehensive planning process is the charting of a municipality's future land use. The proposed Future Land Use plan, as illustrated in the Future Land Use Plan Map, reflects Cornwall Borough's goals and objectives, as adopted by the Planning Commission and Borough Council. The overall goal of the Future Land Use Plan is the protection and enhancement of residential neighborhoods and the corresponding preservation of existing agricultural activities and environmentally sensitive areas. The plan suggests a broad range of uses consistent with the Borough's goals.

The Future Land Use Plan is a basic planning tool for Cornwall Borough that needs to be periodically reviewed and updated to reflect changing circumstances and aspirations. The Future Land Use Plan is not to be confused with the Borough's Zoning Ordinance. The Future Land Use Plan is a policy document that identifies the generalized locations of proposed classes of land uses, whereas the Zoning Ordinance is an enforceable regulation that maps specific locations (zoning districts) where specific types of land uses are permitted, with specific dimensional and performance regulations. While the Future Land Use Plan is not legally binding under current State law, it does provide the framework for decisions relating to future zoning revisions, community development programming, capital improvements programming, and various other planning activities.
The Future Land Use Plan indicates a desirable future pattern of growth for the next 15 to 20 years by indicating what types of activities should be located within the Borough, as well as the intensity and a general location of land uses. The Plan is structured based on several influence factors. These include (1) the existing pattern of land use; (2) the natural features of the Borough; (3) the existing and contemplated transportation and utility facilities; (4) the existence of prime agricultural land in portions of the Borough and (5) the capability of Borough land to support additional growth.

The following paragraphs describe the land use categories shown on the Future Land Use Plan. It must be remembered that the Plan is generalized and conceptual in nature, and thus the boundaries of the various land use categories shown on the Future Land Use Map are not meant to be exact.

**Conservation and Recreation**

The Conservation portion of this category is comprised of those areas (1) that should be reserved in open space to protect environmentally sensitive areas (such as flood plains, stream valleys, steep slope areas and conservation areas), (2) wooded areas and (3) areas that are unsuitable for development. It is recommended that these areas either be preserved in their undeveloped states or be permitted to be developed at extremely low densities (i.e., one residential dwelling unit for every five acres or more of developable land) and with appropriate conservation measures. If development is permitted, measures should be in place that would minimize the amount of disturbance to the natural environment. Siting standards in the zoning ordinance governing residential development should encourage the placement of homes in small groupings (the "conservation/open space subdivision" approach) so as to facilitate the protection and preservation of sensitive environmental features.
To minimize erosion, sedimentation, flooding, and surface water degradation, man-made encroachments on floodplains, wetlands, and stream corridors should only be permitted when no other feasible options exist. Such encroachments must be monitored to ensure that all necessary local, state, and federal permits are obtained.

Stream corridors are extremely sensitive. Grass filter strips should be planted along the borders of fields, adjacent to roads and streams, to prevent the surface runoff of soil, nutrients, and fertilizers. Streams should also be fenced to keep livestock out. Trees also play an important role in maintaining high water quality and keeping water temperature low enough for trout throughout the summer. For these reasons, the Borough should consider overlay zoning requirements for the preservation of stream valleys. Typically such regulations are referred to as “riparian buffers”.

In addition to the environmental significance of such areas, the preservation of stream valleys maintains the scenic beauty of the Borough and provides the potential to link areas with a network of trails within “greenways”. Pedestrian trails could be created with new subdivisions or acquired from current property owners.

The Conservation/Recreation land use category is also comprised of existing and future Borough recreation areas, State Game Lands, municipally and institutionally owned facilities (such as Rexmont Park) and commercial recreation activities, such as the Iron Valley Golf Course.

**Agriculture**

This category is comprised of those portions of the Borough that are predominantly prime agricultural land and/or currently in agricultural production.
Limited residential development and agriculturally related commercial uses are also scattered among the agricultural uses.

The primary purpose of this area is to encourage the continuance of farming activities by preserving the Borough’s prime agricultural soils to the greatest extent possible and by allowing land uses that are compatible with agriculture. Development in these areas should be discouraged so that only agricultural and agriculturally related activities occur. The Borough’s existing Zoning Ordinance includes provisions aimed at achieving this goal. The ordinance provisions include a “Sliding Scale” that restricts the number of lots/principal uses that may be developed and/or subdivided, based on the size of the farm (or property). They also include provisions related to the siting of new developments to minimize their impact on farming operations.

Within predominantly agricultural areas, residents must accept the undesirable consequences of normal farming activities such as odors, dust, truck traffic, and unusual hours of operations. The “Right to Farm Law” protects farmers from nuisance laws that adversely impact normal farming operations.

Agricultural operations that exceed “normal” farming levels are often referred to as “intensive agriculture”, “factory farms”, or “confined animal feeding operations (CAFO’s)”. Such operations can have a significant detrimental effect on adjacent land uses. Major concerns with such operations involve groundwater quality, manure management, odors, flies, storm water, lot area, and lot coverage. Such uses are currently allowed in the Agricultural Zoning District. Although state and federal regulations address manure management issues with such uses, the Borough should consider requiring that such operations be allowed only by special exception (or conditional use), with specific regulations addressing the key areas of concern.
Farmers who have no interest in subdividing their land could consider placing a voluntary conservation easement on their land or consider selling their development rights. Eligible property owners can sell conservation easements to the County or a non-profit conservancy. Such programs allow farmers to continue owning and farming the land with the assurance that their farm will continue to be farmed in perpetuity.

**Forest Residential**

This category is comprised of single-family detached suburban residential development on lots of one acre or larger in size. Such areas are not anticipated to be served by public water and sewer. It is recommended that these areas be permitted to be developed at low densities (i.e., one residential dwelling unit for every three acres of developable land) and with appropriate conservation measures. As in the case of proposed development in the Conservation/Recreation land use category, siting standards in the zoning ordinance governing such residential development should also encourage the "conservation/open space subdivision" approach so as to facilitate the protection and preservation of sensitive environmental features and minimize the amount of disturbance to the natural environment. The Forest Residential portion of the Borough is located in the wooded, southern end of the Borough and encompasses the Spring Hills Acres development and other lands adjacent to U.S. Route 322 and PA Route 72. Other Forest Residential areas serve as buffers (1) south of Rexmont and (2) North of Miners Village. Siting standards in the existing zoning ordinance governing residential development in this area (RF – Residential Forest District) include provisions to minimize the amount of disturbance to the natural environment.
Low Density Residential

This category is comprised mainly of single-family detached suburban residential development at densities ranging from one to three dwelling units per acre. The higher densities in the range would be only where public water and sewerage service is provided. Where public sewerage service is not available, densities would be not greater than one unit per acre. The Low Density Residential areas of the Borough include newer development along Maple/Tice Lanes (Fairview Acres and Riding Club Estates), the Iron Master Acres Development, the Starner Development, the Lynch Development, and other existing areas comprised of larger-lot residential development. Areas proposed for future development in this category are located (1) east of Cornwall Road/south of Tice Lane, (2) between Cornwall Manor and Rexmont, and (3) south of Route 419/east of Boyd Street. These areas, for the most part, are areas that are currently zoned R1 – Low Density Residential or R-1-A – Low Density Residential - A.

Medium Density Residential

This category is comprised mainly of single-family detached dwellings at densities ranging from two to four dwelling units per acre in areas where public water and sewer service and adequate transportation facilities are generally available. Included in this category are the older, developed areas of Toytown and the Karinch Development. (These areas are also currently zoned R1 – Low Density Residential.) An area proposed for future development in this land use category are located (1) between the Village of Burd Coleman and Rexmont Road (currently zoned R-1-A – Low Density Residential – A).
High Density Residential/Mobile Home Park

This category is comprised of the high density residential use provided by mobile home parks, and includes the existing Sycamore Acres Mobile Home Park. Anticipated residential densities in areas encompassed by mobile home parks in this land use category would generally range from four to eight dwelling units per acre.

Village

This category provides for the continuation of the "rural village" development pattern exhibited in Rexmont, as well as the historic/architectural village development styles in Anthracite, North Cornwall, Burd Coleman and Miners Village. An existing mix of residential dwelling types and neighborhood commercial uses characterizes these areas of the Borough - particularly in Rexmont. These mixed-use areas are proposed to continue into the foreseeable future. The types of residential uses to be located in these areas would include detached (single family), semi-detached (duplex) or attached (townhouse, row) dwellings, along with residential apartment conversions. Anticipated residential densities in the Village areas would generally range from four to eight dwelling units per acre. The Village land use category most closely relates to the Borough’s existing R2 – Medium Density Residential Zoning District, with the addition of neighborhood commercial uses.

Areas identified in the Village category on the Future Land Use Plan include the existing development in Rexmont, Anthracite, North Cornwall, Burd Coleman and Miners Village, as well as identified areas adjacent to Burd Coleman (currently zoned R-1-A) and Miners Village (currently zoned RF) that would allow for a continuation of their historic/architectural development styles.
Non-Residential Development

The following sections describe different forms of mixed residential/commercial, commercial and industrial land use. General recommendations relating to all such land use categories (as well as certain high density residential and community facility uses) include the following:

- **Planned Centers** - planned shopping and office/business uses should be encouraged by the Borough's ordinances, and "strip" development discouraged. Instead of splitting off numerous individual lots with separate driveways entering onto the major roadway, larger tracts should be designed as unified sites with common entrances, parking areas, stormwater management facilities, signage, etc.

- **Parking and Loading** - adequate off-street parking and off-street loading space must be provided to support new development (including landscaping in large parking areas).

- **Access** - Borough ordinances should be reviewed and updated, as necessary, to insure that access to major roadways (particularly U.S. 322, PA Routes 72 and 419, Boyd Street and Rexmont Road) be properly controlled to minimize potential traffic-related problems from new development.

- **Landscaping and Screening** - adequate controls should be implemented to provide for adequate landscaping, screening and buffering of new development.

Commercial

This category includes major highway commercial areas, shopping centers and business/office complexes. The small scattered commercial uses spread throughout the Borough are not identified in this category. In addition to the existing commercial areas located in the Borough, future areas will be limited to easily accessible locations along the Borough's transportation corridors. Two different forms of commercial use are anticipated:

- **Neighborhood Commercial**: This land use category represents a mixture of smaller scale commercial uses, including retail (such as stores, restaurants and shops), personal services (such as barber
shops/beauty salons) and office uses (such as banks, insurance agencies, real estate agencies, and other professional uses) for residents who live in the existing developed portions of the Borough. This land use category is similar to the current C-2 – Neighborhood Commercial zoning district.

**General Commercial:** This land use category represents a mixture of commercial uses, including highway-oriented commercial areas (such as vehicle service stations, restaurants, motels, etc.), as well as retail (such as stores and shops), personal services (such as barber shops/beauty salons) and office uses (such as banks, insurance agencies, real estate agencies, and other professional uses). Most of the existing commercial land uses in the Borough are located along PA Route 72. The proposed General Commercial land use category would continue this existing land use pattern; however, it is recommended that future commercial uses be located in clusters adjacent to Route 72, instead of developing as "strip development." This land use category is similar to the current C-1 – General Commercial zoning district.

**Industrial**

This category includes manufacturing and other "light" industrial uses, laboratories, warehousing, wholesale distribution centers, truck and bus terminals, certain “heavy” commercial uses, and similar activities. (Light industrial uses are defined as manufacturing or storage uses which are characterized by the use of large sites, attractive buildings and inoffensive processes, and which can be compatible with neighboring residential uses.) More intensive industrial uses, along with resource extraction/processing would be further restricted. The
Borough's topography, transportation network, and utility services limit the locations where such sites can be located.

**Public/Institutional**

This category is comprised of public and private institutional uses (such as Cornwall Manor, Cornwall Furnace Historic Site and the U.S. Post Offices), educational facilities, public utility facilities (such as the Municipal Authority holdings and electric substations), religious and civic activities (such as churches, cemeteries and the Rexmont Fire Hall), and municipal buildings and grounds (such as Borough Hall). The locations of such uses on the Future Land Use Plan reflect, for the most part, the locations of existing uses in the Borough. New locations of public/institutional facilities are generally located in conjunction with new development and as a result, are not able to be depicted on the Future Land Use Map at this time. The only proposed public/institutional use shown on the Future Land Use Map is on land recently acquired by Cornwall Manor, which is located north of the old rail right-of-way and north of the Village of Burd Coleman. Most of the existing large public/institutional uses are located in the RI Residential Institutional Zoning District.

**Planned Development**

This future land use category represents a flexible development opportunity for a specific large tract of land located in the western portion of the Borough (otherwise referred to as the Union Center). The Planned Development area is bounded on the north by Quentin Road (PA 419), on the east by property recently acquired by Cornwall Manor, on the south by Ironmasters Road and on the west by PA Route 72 and the West Cornwall Township line. It is currently zoned RI - Residential Institutional. The area encompasses approximately 230 acres, has
capacity available in the public water and sewer systems, and has excellent access to several major traffic routes. The types of land uses that could be located on this tract range from various densities of residential development to an office/industrial park, or combinations thereof.

RELATIONSHIP OF PLAN TO ADJACENT MUNICIPALITIES' AND COUNTY PLANNING EFFORTS

Five municipalities surround Cornwall Borough. The Borough is bordered by North Cornwall Township to the north; South Lebanon Township to the northeast and east; Penn and Rapho Townships (in Lancaster County) to the south; and West Cornwall Township to the west. All five municipalities have adopted both Comprehensive Plans and Zoning Ordinances. The future land use plans and zoning ordinances of the portions of these municipalities adjacent to Cornwall Borough were considered in the development of the Comprehensive Plan.

The North Cornwall Township Zoning Ordinance continues the Agricultural zoning found in the Borough. Adjacent zoning districts in South Lebanon Township are for the most part Agricultural, with the exception of a small intrusion of Industrial zoning adjacent to the Rexmont area. The recently adopted South Lebanon Township Comprehensive Plan differs from the current zoning map only in that the portion of the Township south of Rexmont Road is proposed for Recreation, Forest and Conservation uses, instead of agricultural uses, as currently zoned. Virtually all of the portions of Cornwall Borough that are located adjacent to South Lebanon Township are proposed for continued agricultural use, with the exceptions being (1) residential uses in the Starner Development and in Rexmont and (2) conservation/recreation uses encompassed by the Iron Valley Golf Course, State Game Lands and areas to the south of U.S. Route 322.

All of the adjacent land in Penn Township (Lancaster County) is zoned as Conservation, which is compatible with Cornwall’s proposed conservation/recreation land use (and current Residential Forest zoning). Adjacent zoning in Rapho Township (Lancaster County) consists of two districts.
The portion of Rapho Township immediately west of the Penn Township line is zoned Rural, which is also compatible with Cornwall’s current Residential Forest zoning. The area straddling PA Route 72 is zoned Industrial – and is occupied primarily by the existing salvage operation.

Adjacent zoning in West Cornwall Township consists of six different districts. The area west of PA Route 72 at the Lancaster County line is zoned C-2 (General Commercial). Located immediately to the north is a R-3 (Special Purpose Residential) District, where mobile home parks are permitted. A Forest District extends north from this point to PA Route 72/U.S. 322 interchange at Ironmaster Road – adjacent to Forest Residential land use in the Borough. Another C-2 (General Commercial) District extends north to the floodplain at the unnamed tributary to Snitz Creek south of Quentin. A small portion of R-2 (Medium Density Residential) zoning extends from the floodplain north to the PA Route 419 intersection. This area is adjacent to the proposed Planned Development land use category. The remainder of the adjacent zoning in West Cornwall Township is R-1 (Low Density Residential), which adjoins similar development in the Borough.

**County Comprehensive Planning**

A review of the Future Land Use Map for Lebanon County, which is part of the Interim Plan (1987), finds Cornwall Borough generally developing in a manner consistent with the Plan. The only deviation appears in the commercial designations along PA Route 72 near its intersections with U.S. 322 and PA Route 117. The fact that this area links several arterial and collector roads and is just north of an interchange of the Pennsylvania Turnpike only serves to increase development pressures on this area for commercial uses. Provided that such uses are designed to minimize impacts on the existing circulation pattern, the economic and social benefits to surrounding communities could be substantial.

All proposed future land uses are consistent with both the county and adjacent municipalities existing and proposed land uses.
TRANSPORTATION PLAN

Cornwall Borough, as previously mentioned in the background section of this plan, has several regional traffic-sheds (State Routes 72 and 322). It is important to understand that these traffic-sheds provide inter-county travel between Lebanon and its surrounding counties. Therefore, these routes are going to experience increasing levels of traffic volumes. Furthermore, depending on the planning and zoning ordinances of the adjoining municipalities and beyond, traffic increases could be realized in a short period of time. The Borough, along with all of the municipalities that share the same traffic-sheds, needs to understand and communicate on a regional scale in the future.

In Cornwall Borough there are just over forty-five miles of roadway that are under the Borough's authority. Recently, the Borough has constructed no major roadways. A phone interview was conducted with the Borough's roadmaster Tom Smith to determine the current and future plans of the Borough's road department. Currently, the road department, which is made up of 4 full-time workers and several seasonal employees, provide regular maintenance on an as needed basis to the Borough roadways. This maintenance includes but is not limited to snow removal, cleaning of roadways due to flooding, mowing, and shoulder maintenance. Finally, Mr. Smith mentioned several culvert replacements are planned in the near future.

Roadway Deficiencies

Deficiencies typically occur when the roadway network cannot keep pace with the increase in traffic demands. In general, Cornwall Borough's roadway network provides for safe and efficient movement of people and goods throughout the municipality. After reviewing the accident history in chapter three of the plan and phone conversations with the Borough's roadmaster and manager along with responses back from the citizen survey the following areas should be evaluated for roadway and traffic control improvements:

- State Route 72 and the entrance to Spring Hill Acres Intersection
- Burd Coleman and Alden Street Intersection
- Boyd Street and State Route 419 Intersection
• Ironmaster Road (potholes)
• State Route 322 three hundred feet from Boyd Street heading towards ramp (potholes)

**Traffic Impact Study**

During the preparation of the Comprehensive Plan a Traffic Impact Study was conducted for Quentin Road (Route 72) Corridor in Cornwall Borough and West Cornwall Township to determine the existing traffic, potential traffic, and to identify improvements that would attempt to mitigate these current and future traffic problems. The following is the conclusions and recommendations section taken from this May 2000 corridor study on Quentin Road (Route 72) between Zinn’s Mill Road and Main Street (Route 419):

1. The intersection of Quentin Road (Route 72) and Zinn’s Mill Road (T-385) currently operates at an acceptable level of service, and does not require any immediate improvements.

   It is expected that this intersection will meet traffic signal warrants in the year 2010, and that the levels of service for the minor street approaches will become unacceptable. It is recommended that in this future condition, a traffic signal should be installed to improve the function of this intersection.

2. The intersection of Quentin Road (Route 72) and North Cornwall Road (T-428) currently operates at an acceptable level of service, and does not require any immediate improvements.

   It is expected that this intersection will not meet traffic signal warrants in the year 2010, and that the levels of service for the minor street approaches will remain acceptable. No improvements to this intersection are required in the projected conditions.

3. The intersection of Quentin Road (Route 72) and Main Street (Route 419) currently operates at an acceptable level of service, and does not require any immediate improvements.
It is expected that the levels of service for the minor street approaches will become unacceptable and that the overall levels of service will become unacceptable in the PM peak hour. It is recommended that in this future condition, separate left-turn lanes should be constructed to bring the levels of service to and acceptable LOS “B”.

4. ELA Group, in a recent study, has recommended that the traffic signals north of this study area should be interconnected and coordinated utilizing a closed loop coordination system. Coordinating the traffic, signals within the study area, with those signals north of Zinn’s Mill Road, would greatly improve traffic flow in this section of the corridor also.

A continuous, center left-turn lane should be provided due to the various existing and proposed driveways along Quentin Road.

Public Transportation Facilities

Public Transportation throughout the Borough is offered through the County of Lebanon Transportation Authority (COLT). In addition, to this service Cornwall Manor residents are offered free transportation to select destinations. Furthermore, both air and rail transportation facilities continue to play a minimal role in serving the residents of Cornwall Borough. With the population median age increasing across the nation and the dense geographical placement of all the villages in Cornwall Borough public transportation expansion should be considered.

New Roadway Linkages

Construction of new roadway linkages will continue to occur within the Borough when faced by new traffic demands and development pressures. It is necessary to evaluate the existing network and determine where new links will support ease of access and the long range planning of the Borough. New roadway links may also provide a solution to current traffic congestion on the existing roadway network. There are two areas within the Borough that could provide future roadway linkages. The first linkage would be to provide a second entrance to the Spring Hill Acres development. A linkage flowing around the perimeter of Miners Village is the second future consideration.
Project Funding

Cornwall Borough, like most municipalities, is faced with financing transportation improvement projects. Projects on State-owned roadways should be funded and built by PENNDOT. However, these projects compete on a statewide basis and funding levels are often very low. When requesting funding for work on state-owned roadway it must be submitted for consideration for placement on PENNDOT's Twelve-Year Transportation Improvement Program. Currently, Cornwall Borough is in the process of sending out bids for the demolition of Rexmont Bridge, which was listed on PENNDOT's Twelve-Year Transportation Improvement Program. Aside from the Rexmont Bridge Project there are no other projects listed on this program.

There are several other funding sources the Borough can use to offset costs associated with engaging in transportation improvements from using liquid fuels monies to impact fees for development. These methods can aid the Borough in funding road improvements for entire corridors or specific segments that lie adjacent to proposed developments.

Recommendations

1. Adoption of an Official Map and Ordinance:

   The adoption of an Official Map and ordinance is a regulatory tool the Borough may use to aid in identifying preferred future roadway linkages or rights-of-way. By doing so, the individual property owner will be notified of the Borough's intent to acquire rights-of-way in the future, thereby preventing the erection of any structure or other improvement in the future right-of-way.

2. Examine future road linkages to determine whether or not the propose road fits into the Borough's future roadway plans:

   Carefully review all Borough ordinances to ensure all proposed roadways follow the minimum standards. The Borough's Roadway Hierarchy, developed in the background
section of this plan, can provide a guideline to assure the Borough the proposed roadway fits Cornwall’s transportation concepts of the future.

3. Work closely with the County and State agencies to provide adequate and timely improvement to the Borough roadways:

   Develop communication between Lebanon County and PENNDOT to demonstrate the need for high priority projects in Cornwall Borough. Demonstrate the willingness to form partnerships with agencies to accomplish projects.

4. Provide assistance, as needed, to mass transit agencies to ensure the provisions of mass transit service to the residents of Cornwall Borough:

   Cornwall Borough should continue to support COLT and other mass transit in the Borough and plan to aid in future expansion when the appropriate time may arise.

5. Coordinate transportation infrastructure improvements to remove road deficiencies:

   Coordinate with road department to develop a routine maintenance schedule.

6. To coordinate the transportation system with the current and future land uses of Cornwall Borough.

   Prioritize and target roadway improvements for the areas in the community, which are designated or projected as either a growth areas, commercial or industrial development.

COMMUNITY FACILITIES

The Plan expects the expansion of public utilities within the Borough on a continual basis based on demand. With this expectation comes financial implications that the Borough will have to address. Therefore, Cornwall Borough needs to evaluate each situation carefully to determine whether or not the proposed changes meet the goals and objectives of this plan.
The adequacy and plans for the various community facilities are summarized in the following table:

<table>
<thead>
<tr>
<th>Community Facility or Utility</th>
<th>Proposals for the Future</th>
</tr>
</thead>
<tbody>
<tr>
<td>Police Protection</td>
<td>• Current Staffing and needs appear adequate</td>
</tr>
<tr>
<td>Fire Protection</td>
<td>• Facilities and service appear adequate for the foreseeable future</td>
</tr>
<tr>
<td></td>
<td>• Encourage community support and volunteers</td>
</tr>
<tr>
<td></td>
<td>• Continue to monitor the availability of contiguous municipalities fire protection</td>
</tr>
<tr>
<td>Ambulance Services</td>
<td>• Facilities and service appear adequate for the foreseeable future</td>
</tr>
<tr>
<td></td>
<td>• Encourage community support and volunteers</td>
</tr>
<tr>
<td></td>
<td>• Continue to monitor the availability of contiguous municipalities ambulance providers</td>
</tr>
<tr>
<td>School Facilities</td>
<td>• Facilities appear to be adequate based on projected growth</td>
</tr>
<tr>
<td>Municipal Administrative Services</td>
<td>• Current staffing and facilities appear sufficient for projected needs</td>
</tr>
<tr>
<td>Water Services</td>
<td>• Maintain a high priority in resolving water needs in the Borough</td>
</tr>
<tr>
<td>Sewage Disposal Services</td>
<td>• Educate proper maintenance and pumping procedures to property owners with on-lot sewage disposal systems</td>
</tr>
<tr>
<td></td>
<td>• Maintain a high priority in resolving sewage disposal needs in the Borough</td>
</tr>
<tr>
<td>Stormwater Drainage</td>
<td>• Identify and resolve stormwater management issues within the Borough</td>
</tr>
<tr>
<td>Solid Waste Disposal</td>
<td>• Continue to permit property owners to contract with individual private haulers</td>
</tr>
<tr>
<td>School District</td>
<td>• Develop a formal communication process between Cornwall Borough and Cornwall Lebanon School District to periodically exchange development and planning information</td>
</tr>
</tbody>
</table>
Historic and Natural Preservation

Many participants in the citizen surveys mentioned the importance of protecting and preserving the natural and historic resources that make up Cornwall’s heritage. This heritage has provided significant factors that have directly shaped the Borough’s landscape to this point and will continue into the future. Therefore, based on the survey responses, this heritage needs to be maintained and furthered through education and preservation.

Critical steps should be taken to ensure that the historic mining villages that aided in molding the Borough’s landscape to its present standpoint are retained for future generations to study and enjoy. These steps can be introduced in this Comprehensive planning process and further refined in the Borough’s Zoning Ordinance. In general, the Borough needs to continue to educate both existing and new residents of the mining history of the Borough.

Provisions that might be of consideration when developing an update to the Borough's Zoning Ordinance are:

- demolition ordinance;
- historic zoning overlay district;
- an ordinance that establishes a historical and architectural review board;
- zoning bonuses for preservation of specific historical features; and
- protection of landscape features such as scenic vistas or historic roads.

The listing of historic sites and districts found in the Background Section of this Plan provides a great foundation to facilitate the process of developing further historical provisions within the Borough. Placing historic provisions within the Borough will allow the Borough to ensure preservation beyond individual structures. By incorporating historic preservation within the Zoning Ordinance, Cornwall Borough will be in a better position to balance the preservation of resources and development.
Preservation can happen at the individual citizen level also. If a citizen lives within one of the historic mining communities, they can aid in the preserving the historic integrity of their community by maintaining their structure in a manner that is compatible and appropriate with the style of the era of the surrounding neighborhoods.

Currently, there is an overabundance of grant money available to assist municipalities with historic preservation studies and plans as well as money available for rehabilitating and restoring the Borough’s historic properties. Such grants can be attained through the Pennsylvania Historical and Museum Commission but grant funding currently is very competitive.

To a lesser degree, Cornwall Boroughs natural resources have also aided in the development of the Borough and will definitely impact future development within the Borough. Mentioned in the Background Section of this Plan, Cornwall Borough contains prime agricultural lands, steep slope areas, streams, open space and several other natural areas that will factor into the future landscape of the Borough.

Conservation and Preservation Techniques that the Borough may wish to consider that may impact the Zoning, Subdivision and Land Development Ordinance are:

- forest land conservation easements;
- wetlands management and protection;
- stricter agricultural protection zoning;
- nutrient management plans; and,
- open space and parkland incentives.

Much like historic preservation, preserving the natural areas within the Borough is economically viable and recommended. Whether using grants to preserve areas of land or
writing the ordinance language to encourage protection and preservation Cornwall Borough should consider which technique is suitable and applies to the Borough's long range planning.

Finally, Cornwall should consider possibly linking both historic and natural features to a bicycle / pedestrian trail. This will not only provide an education opportunity of the Borough’s historic and natural features and but also provide a recreational outlet for the community.

RECREATION AND OPEN SPACE

Article III, Section 301 of the Pennsylvania Municipalities Planning Code provides content guidelines for a Comprehensive Plan related to parks and recreation, pedestrian and bikeway systems, and community facilities. This section will focus on the parks and recreation facilities and open space in the Borough and their relationship to the Borough’s goals and objectives and future needs.

This Recreation and Open Space Plan is intended to provide guidelines for the development of recreational facilities in Cornwall Borough for use, at a minimum, by the borough residents. Recreation and Open Space planning seeks to determine the level of demand for recreation facilities and programs, and where needed parks and recreation facilities should be located. Unless the open space and natural areas needed for these activities are carefully planned for they could be lost forever to development or made cost prohibited due to rising cost of land.

The residents of Cornwall Borough have clearly indicated through the community survey that recreation, passive and active, is an important quality of life issue.

The overriding guiding principle that went into the preparation of this Comprehensive Plan is as follows:

"Preserve the natural beauty and peace, quiet and serenity and maintain the attractive community that is Cornwall Borough."
That principal, along with the results of the community survey, and the Borough’s Community Goals and Objectives are the building blocks of this Recreation and Open Space Plan.

The community survey results relating to recreation and open space have been compiled into the following statements:

- When asked to identify public services needed to be enhanced in the Borough, minor road improvements (62%) was cited most frequently, followed by sidewalks and/or bike paths (37%), a municipally operated park/playground (32%) and an indoor recreation/community center (31%).

- When asked to list additional recreation or leisure facilities they would like to see in Cornwall Borough, hiking/biking trails, municipal/public open space areas, municipal/public playgrounds, and an indoor public recreation/community center were cited most frequently. Other facilities mentioned included ball fields, public tennis courts and pavilions.

- Borough residents ranked (1) peace, quiet and serenity, (2) the small town lifestyle, (3) natural beauty/scenery and (4) good schools as the four most important qualities of life in the Borough.

- Things that survey respondents hoped would never change included the "small town" feeling; peace and quiet; farmland; wooded areas and natural beauty; historic atmosphere; quality police protection; good schools; open space; lack of commercial and industrial development; friendliness of the community; and low taxes.

- If they could change anything, Borough residents listed several items including, but not limited to, the following: costly water and sewer services; the proposed stone crusher/asphalt plant; more recreational opportunities; tighter zoning regulations; more historical regulations; sidewalks; local banks and stores; better cellular telephone access; a traffic
light at Spring Hill Acres and Route 72; more police protection; reduced truck traffic; a community center; better communication between Borough officials and residents; shoulders on roadways; revamped burning restrictions; a lighting ordinance; and lower taxes.

From the overriding guiding principal and the results of the community survey, the Borough has articulated a set of Goals that promote the continued improvement of recreational and open space development. These important Goals are identified as follows:

To maintain and improve a healthful residential environment with adequate recreational, commercial and industrial supporting areas.

- Support educational, recreational and cultural opportunities for all age groups.

- Encourage cooperative planning and financing of recreational sites and facilities among the communities of the Borough and the region.

- In general, most municipalities base their requirements for parks and recreation facilities, and open space on guidelines established by the National Recreation and Park Association (NRPA). In 1983, the NRPA published a report entitled "Recreation, Park and Open Space Standards and Guidelines." NRPA's guidelines are based on population and are used to evaluate park needs.

NRPA's park guidelines are summarized as follows:

**Park Types and Uses**

- **Mini-Park:** Specialized facilities that serve a limited population such as children.

- **Neighborhood:** Facilities provide opportunity for active recreation and can include athletic fields, basketball and tennis courts, playgrounds, and picnic areas.

- **Community:** May include typical neighborhood park facilities, but this type of park tends to have more diverse recreational opportunities. Opportunities are available for both passive and active experiences. Active areas can include an athletic complex, swimming pool, a series of courts, and age-segregated playgrounds. Some areas of this park may have natural qualities for hiking, bird watching, and nature study.

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Regional: Larger natural areas for more nature-oriented and passive recreation experiences. Facilities tend to be limited and include picnic areas, trails, nature centers and study areas, camping, boating, and fishing.

Linear: More commonly called greenways, these are linear corridors of open space that provide non-motorized access to parks, link neighborhoods with parks and schools, and provide "close to home" recreational opportunities for biking, walking, horseback riding, and cross country skiing.

Special Use: Areas for single purpose recreational activities such as golf courses, nature centers, outdoor theaters, historic sites, etc.

Conservancy: Open space areas that are protected more for environmental purposes than to provide recreation use. Nature preserves, wetlands, and areas with steep slopes are examples.

No quantitative standards have been developed to determine acreage needed for the last three categories (linear, special use, and conservancy parks). Needed acreage depends on what is necessary to protect the resources and/or provide maximum recreational use. However, NRPA does provide population standards, suggested sizes, and proposed service areas for the first four categories. Table 4-1 illustrates the various standards.

<table>
<thead>
<tr>
<th>PARK TYPE</th>
<th>ACRES/1000 POPULATION</th>
<th>MINIMUM SIZE</th>
<th>SERVICE AREA RADIUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mini-park</td>
<td>0.25 to 0.5</td>
<td>1 acre or less</td>
<td>&lt; 1/4 mile; 5 minute walk</td>
</tr>
<tr>
<td>Neighborhood Park</td>
<td>1.0 to 2.0</td>
<td>15 acres</td>
<td>1/2 mile; 12 minute walk</td>
</tr>
<tr>
<td>Community Park</td>
<td>5.0 to 8.0</td>
<td>25 acres</td>
<td>1 - 2 miles; 5 minute drive</td>
</tr>
<tr>
<td>Regional Park</td>
<td>variable</td>
<td>200+ acres</td>
<td>30 miles; 1 hour drive</td>
</tr>
</tbody>
</table>


Existing Parks and Classification

The existing development pattern in Cornwall Borough is conducive to the use of neighborhood style parks. Aside from the Spring Hill Acres residential development, the majority of Cornwall
Borough has been developed around village communities. These communities include Anthracite (Goosetown), Rexmont, North Cornwall, Karinchville, Cornwall Center (Toytown), Burd Coleman, and Miners Village. Cornwall Borough had a 1990 population of 3,231 people. Approximately seventy-four (74%) of the general population lived in or in close proximity to one of the seven village communities. The existing development patterns have established a base line from which existing recreational facilities are analyzed against. If planned properly, future land use patterns may not require the need for additional park facilities, only minor improvements to the existing system. The following is an inventory of the Borough’s existing park and recreation facilities:
The Harold Bashore Jr. Memorial Field is located east of the SR 419 and Alden Street intersection in Cornwall Center, and adjoins the recreational facilities owned by the school district. In general, the facilities located at the Park are well maintained and in good working order. There is no playground equipment at the Park; however, when coupled with the play equipment at the school both facilities support each other to create a setting that provides a wide range of recreational opportunities. This Park alone would not constitute a community park; however, the strong relationship between the school district and Cornwall Borough, along with the inter-use of both facilities, makes this Park a premiere gathering place. The Park supports the following facilities:

- Two Tennis Courts
- One Small Pavilion and Activities Building on the opposite side of Snitz Creek
- Four Picnic Tables
- One Little League Baseball Field – Ages 8 to 12
- Open Space between the Baseball Field and Tennis Courts
- Parking lot near the Tennis Courts
- Snitz Creek parallels the park along its eastern boundary line
- Two bridges cross Snitz Creek and provides access to the Pavilion, Activities Building, and the School District’s recreational facilities
- Borough employed activities coordinator is on site from June through August. Monday-Wednesday-Friday from 9 A.M to 4 P.M, and Tuesday-Thursday 9 A.M. to 4:30 P.M.
- Passive recreational opportunities

Use Limitations

- Expansion of Park is limited due to area constraints
- Floodplain associated with Snitz Creek
- Pavilion/Activities Building are not handicapped accessible
- Bridges over Snitz Creek are not handicapped accessible
- No pathway from the tennis court parking lot to the baseball field

**Cornwall Elementary School**

*Type of Park – Community/Regional*

*Acres – 4.3 (Scaled from Zoning Map)*

*Ownership – School District*

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The Cornwall Elementary School is located at the intersection of Burd Coleman Road and SR 419; however, the recreational facilities associated with the school front on SR 419 and adjoin the Harold Bashore Jr. Memorial Field, a Borough owned Park. Access to the recreational facilities on the school district’s property from the Harold Bashore Jr. Memorial Field is via two-foot bridges that cross Snitz Creek, and a bridge that carries SR 419 over Snitz Creek.

In general, the playground equipment is in excellent condition and well maintained. Where appropriate, all equipment has a rubberized pad or a wood mulch base. This facility has been classified as a community/regional facility. In the purest sense, this facility does not meet the criteria of a regional park; however, students from surrounding municipalities and youth athletic associations utilize the play equipment and fields located on the school district’s property. The facility has the capability to draw users from not only the local setting, but also a regional one. The following recreational facilities are located on the school district’s property:
• One Basketball Court
• Four swing sets with rubberized padding as a base
• Three Jungle Gyms consisting of various tunnels, slides, and activity centers. All Jungle Gyms have a wood mulch base and are in good shape
• Ball Number Game
• Soccer/Multi-Purpose Field
• In addition to the above referenced facilities, a teener baseball field, for young athletes between the ages of 13 and 15, and football field is located behind the bus depot. The football field has three light standards. Turf condition at both fields appears to be in good shape.

Use Limitations

• Expansion of play ground is limited due to area constraints
• Floodplain associated with Snitz Creek
• Bridges over Snitz Creek, except for the SR 419 bridge, are not handicapped accessible

Suggested Improvements – Harold Bashore Jr. Memorial Field and the Cornwall Elementary School Facilities

• Install fence along SR 419 in area of the playground owned by the school district
• Better defined parking in both parking lots
• Handicapped accessible bridge to the Pavilion and Activities Building.
• A park identification sign should be placed along Alden Street along with park rules and hours of operation.
• Better-defined access to the school district recreational facility should be established from the Borough Park.
• Parking area should be established on the Baseball field side of Snitz Creek
- Installation of traffic control signs indicating “Park Ahead”
- Add stands at the teener baseball field and football field
- Addition of lights for night sporting events

**Anthracite Village**

**William G. Carpenter Field**

**Cornwall Borough Municipal Park**

**Goosetown Site**

**Type of Park – Neighborhood/Mini Park**

**Acres** – 2.9

**Ownership** – Cornwall Borough

The William G. Carpenter field is located in the Village of Anthracite and provides recreational opportunities to the residents of Anthracite and youth baseball. Access to the Park is from Rexmont Road and Anthracite Road; however, residents in the immediate vicinity of the Park can easily walk to the facility. The playground consists of well maintained wooden and metal facilities. In addition to the playground equipment, this Park offers a little league baseball field and a passive recreation area to the rear of the Park. Wood mulch is provided under all play equipment. The Park is classified as a neighborhood/mini park because of the varied facilities offered to the user. The following recreational facilities are located at the Park:

- **Little League baseball field**  
  Age 8 - 12
- Six Benches
- Three Spring Riding Toys
- One Picnic Table
- One set of swings
- **Small Jungle Gym with Kiddy Swings**
- Two Standing Seesaws
- **Passive recreation area** to the rear of the Park
Use Limitations

- Expansion of playground is limited due to area constraints
- Limited Parking

Suggested Improvements

- Better defined and availability of more parking area
- Better use of open field between the baseball field fence and Palmer Street Extension (formerly George Street), Multi-Purpose Field
- Sidewalks or pathways from developed areas leading to the Park

Rexmont Fire Company

Rexmont Fire Company Recreation Area Dedicated to Ronaldo J. Fratini

Type of Park – Neighborhood
Acres – 3.6 (Scaled from Zoning Map)
Ownership – Rexmont Fire Company

Rexmont Fire Company Recreation Area

The Rexmont Fire Company Recreation Area is located in the Village of Rexmont. The Park is owned and maintained by the Rexmont Fire Company and is located off of Rexmont Road. The Park provides recreational opportunities to the residents of Rexmont. The Park is classified as a neighborhood park and is easily accessible from Rexmont. The playground equipment in this Park appears to be older but in good shape. A wood mulch product is located under all play equipment. The following recreational facilities are located at the Park:

- One Basketball Court
- One large Pavilion with three open pit grills
- Two sets of swings
- Two seesaws
- One Jungle Gym
- One small pavilion with activities room
- One open stage
- Passive recreation opportunities
- One building with access to a stove, refrigerator, and other food preparation facilities.
- Borough employed activities coordinator is on site from June through August. Monday-Wednesday-Friday from 9 A.M to 4 P.M, and Tuesday-Thursday 9 A.M. to 4:30 P.M

Use Limitations

- Expansion of play ground is limited due to area constraints
- Limited Parking

Suggested Improvements

- Better defined Parking
- Improved Maintenance
- Equipment appears to be older, but in good shape
- Basketball Court is in need of minor repairs. Update backboards
- Increase sight distance at the access drive in to the Park from Rexmont Road.
- Defined walkways and pathways to the park from the developed area around it
- Handicapped accessibility

Miners Village

Type of Park – Specialty/Open Space/Neighborhood
Acres – 5.44
Ownership – Cornwall Borough

The Miners Village Park is located at the eastern edge Miners Village. The Park has been classified as a specialty park because the only facility located at the Park is a little league baseball field.
However, the addition of several facilities, such as, swings or a jungle gym would easily convert its classification to a neighborhood/mini park serving the residents of Miners Village. In the interim, the Park is solely used as a baseball field and general open space. Access to the Park is from Boyd Street. Development of this park into a neighborhood park to serve the residents of Miners Village would greatly enhance the Village. The following facilities are located at the Park:

- **Little League baseball field** - Ages 8 - 12
- **General open space around the field**
- Two picnic tables

**Use Limitations**

- No defined parking
- No identification sign
- No stands
- No real attraction to draw people to the park

**Suggested Improvements**

- Add stands
- Park Identification Sign
- Defined parking area
- Addition of Tot lot/Jungle Gym facility
- Defined walkways and pathways to the park from the developed area around it

**Parkland Analysis**

Cornwall Borough is fortunate to have four defined recreational areas. These parks provide a varied degree of recreational opportunities for the residents of Cornwall Borough and non-residents alike. This analysis does not include the areas associated with State Game lands or linear Parks, such as the Horse Shoe Trail and the Lebanon Valley Rails to Trails project. The
operation and oversight of the Borough Parks is given to a Park and Recreation Committee made up of three Borough Council Members.

The National Park and Recreation Association (NPRA) has established a set of guidelines that should be followed when planning for parks and other recreational facilities. The suggested guidelines for recreation land are identified in Table 4-2. Based solely on those suggested ratios and the Borough’s 1990 population, Cornwall Borough should have the following amount of Parkland:

<table>
<thead>
<tr>
<th>Park Type</th>
<th>Current Acreage</th>
<th>Recommended Acreage</th>
<th>Surplus/(Deficit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mini-park</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Neighborhood Park</td>
<td>11.9</td>
<td>6.4</td>
<td>5.5 Acres</td>
</tr>
<tr>
<td>Community Park</td>
<td>8.8</td>
<td>25.8</td>
<td>(17 Acres)</td>
</tr>
</tbody>
</table>

Cornwall Borough adequately meets minimum standards for neighborhood parkland. The residents of the Borough are fortunate that the neighborhood parks are generally located in the established villages, and therefore, close to the majority of the Borough’s population. Those villages that do not have a neighborhood park, such as North Cornwall and Burd Coleman, have access to the Community Park located in Cornwall Center. However, the Borough is in a deficit condition in the recommended acreage amount for a Community Park. The recommended acreage amount for a Community Park is 25.8 acres. The Borough currently has 8.8 acres classified in that category. This certainly doesn’t suggest that the Borough is failing to provide adequate community wide recreational opportunities, it merely indicates that the Borough is failing to meet standards established by the NRPA.

Map 4-2 graphically identifies the location of the four parks in Cornwall Borough along with the recommended service area radius, state game lands, Horse Shoe Trail, and the Lebanon Valley Rails to Trails project. Surprisingly, the vast majority of the Borough is within an acceptable service area for a community park and a neighborhood park. A portion of Spring Hill Acres and

Cornwall Comprehensive Plan
4-33
a swatch of undeveloped land along the eastern boundary of the Borough are not served by a community park or neighborhood park facility.

Cornwall Borough has a successful park and recreation program that is supplemented by other public and private organizations, such as the Cornwall, Quentin, and Mt. Gretna (C.Q.M) Youth Association, the Rexmont Fire Company, and the Iron Valley Golf Course. However, as the demand for additional recreational services increase, the challenge to meet those demands do also.

When one thinks of recreation it is typically that of ball fields, and other active recreational facilities. However, the simple act of walking is considered to be recreation to many along with the ability to retreat back into nature. Therefore, it would be unfair of this Plan not to mention passive recreational opportunities offered in the Borough. All existing parks in the Borough offer some form of passive recreation, from a picnic table to wooded areas. The Borough is also fortunate to have a large reserve of state game lands (#156) that can be enjoyed by hunters and non-hunters, Horse Shoe Trail which is located along the Borough’s southern boundary line, along with a soon to be completed rails to trails project that will traverse through the northern part of the Borough.

**Recommendations**

At its current level, Cornwall Borough has a successful Park and Recreation program. The Borough is fortunate to have four established parks that provide a varied range of recreational services. When coupled with the school district’s facilities, state game lands, existing and proposed hiking/biking trials, regional and adjoining facilities as identified in Chapter 3, and the programs sponsored by the C.Q.M the residents of Cornwall Borough are afforded a wide range of active and passive recreational opportunities. However, in order to continue a successful program, the following recommendations are proposed:

1. Continue support of the Cornwall, Quentin, Mt. Gretna (C.Q.M) Youth Association.
2. Support the Lebanon Valley Rails to Trails Project.
3. Continue to provide a Borough employed activities coordinator at the Cornwall Center and Rexmont Parks.

4. Establish a formal Park and Recreation Committee made up of Borough residents.

5. Prepare a formal Park and Recreation Plan that will allow the Borough to utilize its subdivision and land development ordinance to acquire parkland or fee in lieu of parkland.

6. Ensure that all parks and related facilities are handicapped accessible.

7. Encourage the use of regional facilities as identified in Chapter 3 of this Plan.

8. Establish a neighborhood park in the Spring Hill Acres residential development.

9. Encourage new residential subdivisions and land development plans to develop public or private recreation areas.

10. Establish a neighborhood park in the North Cornwall area

11. Create a series of safe linkages, such as greenways, pathways, and sidewalks from the developed areas of the Borough to the community and neighborhood parks.

12. Create a linear park/greenway connecting North Cornwall, Miners Village, and Anthracite Village to the Cornwall Center Park.

13. Guide development into existing park service areas. This will eliminate the need for additional parkland development in the future.

14. Develop a bikeway that interconnects the Parks in the Borough.

15. Develop a nature study that utilizes Snitz Creek at the Cornwall Center site.

16. Develop/identify a Community Center where meetings, youth activities, and gatherings can be conducted.

17. Improve the Miners’ Village Park by adding general play equipment and creating a true neighborhood park.

18. Improve Anthracite Village Park by improving/adding general play equipment.

19. Initiate additional recreation programs for the elderly and toddlers.

20. Assess and implement the suggested improvements made by this Plan.

21. Develop a brochure on all parks and recreational programs/open space in the Borough.

22. Continue to support the Rexmont Fire Company’s Park in the Village of Rexmont.

23. Pursue purchase/acquisition of additional land near Cornwall Center for the expansion of the Community Park. Land could consist of school district property and/or private property, but

Cornwall Comprehensive Plan
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should adjoin or be connected to the existing recreational lands at the Harold Bashore Jr. Memorial Field and the Cornwall Elementary School.

HOUSING PLAN

Cornwall Borough – Population Projections

A key component in determining future municipal services, housing needs, and amount of land needed to be set aside for future development is a projected population. The data set for this projection exercise is from the U.S. Census Bureau 1980, 1990, and SU-98-8 Population Estimates for Minor Civil Divisions Annual Time Series, July 1, 1990 – July 1, 1998, the Pennsylvania State Data Center, and Lebanon County Planning Commission. The Lebanon County Department of Planning estimated Cornwall Borough’s year 2000 population at 3,702 people.

Exercise One - Percent of Population Distribution utilizing County Population as a base.

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</tr>
</thead>
<tbody>
<tr>
<td>% of County</td>
<td>2.4</td>
<td>2.8</td>
<td>2.9</td>
<td>2.9</td>
<td>2.9</td>
<td>2.8</td>
<td>2.8</td>
<td>2.8</td>
<td>2.8</td>
<td>2.8</td>
<td>2.82</td>
<td>2.82</td>
<td>2.82</td>
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</table>

In this projection exercise the 1980 and 1990 Populations for Cornwall Borough and Lebanon County are from actual Census figures. Population figures from 1991 through 1998 are estimates obtained from the U.S. Census Bureau SU-98-8 Population Estimates for Minor Civil Divisions Annual Time Series, July 1, 1990 – July 1, 1998. The year 2000, 2010 and 2020 Lebanon County Population Projections were obtained from the Lebanon County Department of Planning (Source Pennsylvania State Data Center).

Cornwall Borough had a 1980 population of 2,653 people and a 1990 population of 3,231 people, which represents a 21.79% increase over the 1980-population figure. The Borough’s estimated population continued to rise until 1992 when it hit its pinnacle at 3,421 people. According to the estimates, Cornwall Borough has been steadily losing population between

This exercise looks at Cornwall Borough’s population as a percent of the County’s total population. In 1980 Cornwall Borough’s population was 2.4% of the County’s population, 2.8% in 1990, 2.9% from 1991 – 1993, 2.8% from 1994 – 1998. The average of the percentage of county population was calculated using the 1990 – 1998 figures. A multiplier of 2.82% was calculated and applied to the projected 2000, 2010, and 2020 Lebanon County Population.

The results of this exercise indicate that Cornwall Borough would have a 2000 population of 3,450, which represents a 6.8% (219 people) increase over the 1990 Census figure. In year 2010, the Borough would have a population of 3,566, which represents a 3.3% (116 people) increase over the projected 2000 population. In year 2020, the Borough would have a population of 3,658, which represents a 2.5% (92 people) increase over the projected 2010 population.

This method does not take into account for demographic shifts, economic changes, or new development. It is merely a projection based on a relationship between Cornwall Borough and Lebanon County.

Exercise Two – Existing Population Trends

This exercise is based on the fact that Cornwall Borough will continue to grow at similar rate as it has over the last two decades. From 1970 to 1980 the Borough grew by 25.68% or 511 people. From 1980 to 1990 the Borough grew by 21.79% or 578 people. The Borough’s population growth between 1980 and 1990 was slightly slower than the decade between 1970 and 1980. The slow down of growth is consistent with other municipalities in the region (See Table 3-1 in the Background Studies). All municipalities, except South Lebanon Township, experienced a similar slow down. The current trend in Pennsylvania is that borough’s and cities continue to lose population to the surrounding municipalities; however, Cornwall
Borough cannot be classified as a typical Pennsylvania borough. Cornwall Borough is physically more inline with a rural/semi-suburban township. Therefore, the assumption made is that Cornwall Borough will continue to experience a positive growth rate in population over the next two decades. Since 1990, 171 new single-family homes were constructed which represents an average of 17 new homes per year between 1990 and 1999.

In support of that assumption, the average of percent growth between 1970 and 1990 was applied to the 1990 Census population figure to project a year 2000 population. Likewise, the same method was used to achieve the projected 2010 and 2020 populations.

1990 Population – 3,231
Average percent growth between 1970 and 1990 – 25.68 + 21.79/2 = 23.73%

2000 Projected Population – 3,997
Population increase – 766 People
Average percent growth between 1980 and 2000 – 21.79 + 23.73/2 = 22.76%

2010 Projected Population – 4,906
Population Increase – 909
Average percent growth between 1990 and 2010 – 23.73 + 22.76 = 23.24

2020 Projected Population – 6,046
Population increase – 1,140

Similar to the first exercise, this method does not account for demographic shifts, economic changes, or new development. It is merely a projection based on a relationship between past growth.
Exercise Three – Department of Environmental Protection Projections

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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cornwall Borough</td>
<td>2,111</td>
<td>2,653</td>
<td>3,231</td>
<td>3,823</td>
<td>4,325</td>
<td>4,640</td>
</tr>
<tr>
<td>Lebanon County</td>
<td>99,665</td>
<td>108,582</td>
<td>113,731</td>
<td>118,581</td>
<td>121,661</td>
<td>122,497</td>
</tr>
</tbody>
</table>


In this exercise, the projections were developed by the Department of Environmental Protection in conjunction with a statewide water plan.

Projection Analysis

A total of three projection exercises were conducted in support of this plan. The first exercise looked at the Borough’s population as a percent of Lebanon County’s total population and assumes that the Borough’s population will continue to grow at the same percentage. The second exercise is based on the assumption that Cornwall Borough will continue to grow at a similar rate as it has over the last two decades. The third exercise utilizes population projections developed by the Department of Environmental Protection. All three projections are based on different components and project different populations.

One of the problems of population projecting for municipalities is that there is more potential for error. In the case of large urban areas, regions, states, and the nation, a slight error in estimating trend movement might have little practical effect on the final results. However, in small area analysis and projecting, a small error might have a serious impact on the validity of the results. The unanticipated loss of one major employer might not affect population projections for a large city or county, however, a small community may have its projection findings negated completely by such an event. The following table and chart compares all three projections through year 2020.
Population Projections 2000-2020

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</tr>
</thead>
<tbody>
<tr>
<td>Exercise One</td>
<td>2,111</td>
<td>2,653</td>
<td>3,231</td>
<td>3,450</td>
<td>3,566</td>
<td>3,658</td>
</tr>
<tr>
<td>Exercise Two</td>
<td>2,111</td>
<td>2,653</td>
<td>3,231</td>
<td>3,997</td>
<td>4,906</td>
<td>6,046</td>
</tr>
<tr>
<td>Exercise Three</td>
<td>2,111</td>
<td>2,653</td>
<td>3,231</td>
<td>3,823</td>
<td>4,325</td>
<td>4,640</td>
</tr>
</tbody>
</table>

An analyses of the three projections show that a discernable deviation is present among the three. Exercise One projects a continued slow rate of growth with a flattening occurring between year 2000 and 2020. Exercise Two projects a strong rate of growth with no flattening occurring through year 2020. Exercise three projects a moderate rate of growth with a slight flattening occurring over twenty years.

The Cornwall Borough Planning Commission reviewed the three population projections. The Commission felt that Exercise One represented a growth rate to slow in comparison to past growth rates. Likewise, the Commission felt that Exercise Two represented to strong of a growth rate when compared to the current population trends in Pennsylvania. The Commission supported Exercise Three which represents a moderate rate of growth with a slight flattening occurring over the next twenty years.

**HOUSING PROJECTIONS**

By using the three population examples a future housing projection can be determined by dividing them with the anticipated average household sizes for Cornwall Borough. It should be noted, average household sizes have shown a decreasing trend over the last fifty years nationwide. Between 1970 and 1990 the average household size in Cornwall Borough dropped from 3.25 to 2.57 for an average of .22 persons per decade. Based on this average, the
anticipated average household size for Cornwall in the years 2000, 2010, and 2020 would be 2.35, 2.13, and 1.91 respectively.

Based on the first population extrapolation, the Borough can anticipate gaining approximately 93 new homes between 1990 and 2000, an additional 102 units between 2000 and 2020, for a total of 195 new homes. At the same time, it will be accommodating 427 new residents in the borough.

<table>
<thead>
<tr>
<th>Time Span</th>
<th>Projected New Homes</th>
<th>Projected New Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990-2000</td>
<td>93</td>
<td>219</td>
</tr>
<tr>
<td>2000-2010</td>
<td>54</td>
<td>116</td>
</tr>
<tr>
<td>2010-2020</td>
<td>48</td>
<td>92</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>195</strong></td>
<td><strong>427</strong></td>
</tr>
</tbody>
</table>

Using the second population projection, the Borough could conceivably gain 325 new homes from 1990 to 2000, and a total of 1,347 units anticipated in the Borough from 1990 until 2020. During this same time span, the projection extrapolates 766 new residents in the Borough between 1990 and 2000, and 2,815 new residents total from 1990 to 2020.

<table>
<thead>
<tr>
<th>Time Span</th>
<th>Projected New Homes</th>
<th>Projected New Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990-2000</td>
<td>325</td>
<td>766</td>
</tr>
<tr>
<td>2000-2010</td>
<td>426</td>
<td>909</td>
</tr>
<tr>
<td>2010-2020</td>
<td>595</td>
<td>1140</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1347</strong></td>
<td><strong>2815</strong></td>
</tr>
</tbody>
</table>
Using the third population projection, the Borough could gain 251 new homes from 1990 to 2000 and a total of 650 units from 1990 to 2020. During the same time span, the projection extrapolates 592 new residents in the Borough between 1990 and 2000, and a total of 1,409 new residents from 1990 to 2020.

<table>
<thead>
<tr>
<th>Time Span</th>
<th>Projected New Homes</th>
<th>Projected New Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990-2000</td>
<td>251</td>
<td>592</td>
</tr>
<tr>
<td>2000-2010</td>
<td>235</td>
<td>502</td>
</tr>
<tr>
<td>2010-2020</td>
<td>164</td>
<td>315</td>
</tr>
<tr>
<td>Total</td>
<td>650</td>
<td>1409</td>
</tr>
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</table>
CHAPTER 5
IMPLEMENTATION

CORNWALL BOROUGH
COMPREHENSIVE PLAN
The goals and policies for the future development of Cornwall Borough have previously been outlined. It is now imperative that methods of effectuating this program be considered. Examination of the community goals makes it apparent that the Borough municipalities should consider a program of effectuation from two viewpoints. The first should be a program of carrying out the local desires and goals at the Borough level, and should include those desirable elements that will not adversely affect neighboring communities.

The second approach involves a broader regional viewpoint. Many long-range goals and policies involve not only the Borough but adjacent and nearby municipalities as well. Cornwall Borough can carry out those programs which affect the local community only, but it must participate with larger government bodies, such as the County and the State, in order to gain the necessary impetus required to carry out an overall program which would best suit the region as a whole.

One of the required elements of a municipal Comprehensive Plan is a discussion of short- and long-range plan implementation strategies, which may include "... (1) implications for capital improvements programming, (2) new or updated development regulations, and (3) the identification of public funds potentially available."

**SHORT-RANGE IMPLEMENTATION TECHNIQUES**

For the purposes of the Cornwall Borough Comprehensive Plan, recommended implementation actions proposed in the five (5) years following plan adoption have been designated short-range implementation techniques. They include the following proposals:

(1) **Prepare and enact amendments to the existing Zoning Ordinance and Zoning Map.**

The ordinance amendments should address the policy objectives identified in Chapter 2 and the proposals identified in Chapter 4. Suggested Ordinance/Map changes include the following:
A. Consider creating a new zoning district that limits development in areas designated for Conservation and encourages development patterns that minimize impacts on the natural environment.

Related Community Development Objectives include the following:

1. *Preserve the natural features of the Borough by discouraging development in the Borough's more environmentally sensitive portions.*

2. *Encourage land use and development patterns which complement and accentuate the distinctive features of the Borough's natural and cultural environment.*

B. Review the existing Agricultural District regulations related to (1) farm-related businesses and (2) intensive agricultural operations.

Related Community Development Objectives include the following:

3. *Preserve prime agricultural land by encouraging productive farming activities and farm-related businesses.*

4. *Regulate intensive agricultural uses to minimize adverse impacts on adjacent residents and property owners.*

C. Consider splitting the existing R-1 Low Density Zoning District into two distinct districts, for consistency with the Future Land Use Plan’s Low Density and Medium Density Residential land use categories.

D. Create a new “Village” Zoning District. The Village District would incorporate most of the provisions of the Borough’s existing R-2 Medium Density Residential Zoning District, as well as provide for some limited commercial uses to serve local residents. The Village District would also include regulations governing new
construction aimed at continuing the "historic (architectural)" character of the existing Villages of Rexmont, Miners Village, Burd Coleman, North Cornwall and Anthracite.

Related Community Development Objectives include the following:

4. Encourage the preservation and protection of the Borough's cultural, historic, architectural and archaeological resources.

11. Encourage the continuation of the historic residential pattern that presently exists in the Borough.

19. Allow for a range of housing types at a range of densities on land sufficient to accommodate the Borough's current and projected fair-share housing needs.

E. Establish a new "Planned Development" Zoning District with flexible, performance-based regulations where various densities of residential development, commercial development, office/industrial park development, or combinations thereof, could be located.

Related Community Development Objectives include the following:

13. Encourage economic diversity by reserving adequate land for commercial and industrial location in accordance with the Future Land Use Plan.

14. Limit the number of new commercial centers and concentrate on effectively using and developing existing commercial centers.

15. Discourage spot commercial and strip commercial development along highways and encourage instead planned clusters of commercial development.

16. Encourage a wide range of industry types in order to assure a more balanced future economic base.
17. Develop industry to modern standards with adequate sites that will allow for future expansion, adequate off-street parking and loading facilities, and adequate buffer areas where adjacent to other uses.

(2) **Review and amend, as necessary, the Borough's Subdivision and Land Development Ordinance.** The existing Borough Subdivision and Land Development Ordinance should be reviewed and amended, if necessary, to address the following policy objectives identified in Chapter 2:

20. Encourage housing and development procedures (such as cluster, Planned Residential Development (PRD) and "traditional village" development) that, in addition to protecting established values, permit experimentation in housing types, construction methods, new materials and arrangement of units.

26. Encourage the location of new roadway facilities in a manner that feasibly complements the Future Land Use Plan.

27. Provide adequate development controls to minimize any adverse impacts of future development proposals on the transportation system.

28. Eliminate "strip" development and on-street parking, and effectively control driveway entrances on major thoroughfares.

29. Provide for adequate off-street parking facilities and safe pedestrian access in those portions of the Borough where warranted by traffic and/or specific land uses.

33. Wherever feasible, provide public water and public sewerage service to adequately serve all existing or potential growth areas within the Borough.

35. Provide all feasible areas with adequate storm sewer facilities.

(3) **Encourage developers to incorporate designs into their proposals that consider forms of transportation other than automobiles.** Require this consideration through the sub-division ordinance design standards.
(4) **Require new developments to perform traffic impact studies** and limit dwelling units to a number that will not exceed the capacity of the roads that serve it; developments must be thought of as “traffic sheds” which should not produce flows in excess of the receiving “traffic stream”. One alternative to developers proposing more units than the level of service would dictate could be offer to make the required road improvements to raise the traffic area’s capacity.

(5) **Work to expand and improve the Borough’s road network** to address the following proposals:

A. “Pass-Through” roads should be developed and maintained to accommodate large volumes into and through the Borough in cooperation with adjacent municipalities and Penn DOT.

B. The Borough should support regional highway and transit initiatives and should promote the road improvements and evaluations recommended in Chapter 4.

C. The Borough should work with Penn DOT and adjacent landowners to provide turn lane(s) on PA Route 72 at Spring Hill Acres.

D. Future development proposals should attempt to limit flow of traffic to local traffic only on specified streets.

E. Priority should be placed on retaining low-speed roads as such with speed limits and no-passing zones.

(6) **Support the increased coverage and frequency of public transportation service in the area.**
(7) Develop a five-year road improvements program to be updated annually or biannually. The program should include prioritization of necessary improvements as well as normal maintenance issues.

(8) Establish a task force of the Planning Commission to study traffic signage within the Borough and conduct biannual review of the same.

(9) Review and update, as necessary, the Borough's Act 537 Sewage Facilities Plan. The Borough should facilitate the extension of public water and sewer in a manner that is consistent with this Comprehensive Plan and with the existing and future needs identified by its Act 537 Sewage Facilities Plan. Such services are critical to the health, safety, and welfare of Borough residents, particularly in areas that have experienced malfunctioning on-lot disposal systems and groundwater pollution. The provision of public water and sewer services and the increased requirements related to development with on-lot water supply and sewage disposal will also serve to protect surface water and groundwater from further degradation. The existing Borough Act 537 Plan should be reviewed and amended, if necessary, to address the following policy objectives identified in Chapter 2:

Related Community Development Objectives include the following:

32. *Develop a maximum relationship between the development of land and the provision of adequate public facilities.*

33. *Wherever feasible, provide public water and public sewerage service to adequately serve all existing or potential growth areas within the Borough.*

34. *Preclude the extension of public sewerage and/or water service outside the designated growth areas except to alleviate an otherwise uncorrectable problem.*
(10) Work with and support the local emergency service providers to ensure adequate emergency services for all Borough residents. The Borough's police force is considered to be providing an adequate level of service to its residents and businesses. However, based on the anticipated growth identified in this Plan, it is likely that there will soon be a greater demand for municipal and regional police services. The volunteer fire and rescue companies and ambulance services serving the Borough are an invaluable asset to the Borough and should be assisted in every way possible as the need for their services increases with the Borough's growth.

Related Community Development Objectives include the following:

36. Provide for adequate police protection to assure the welfare and safety of the residents in all parts of the Borough.

37. Support adequate fire protection and medical and emergency service to all Borough residents.

38. Continually review police, fire and emergency service needs and coordinate the provision of these services with adjoining municipalities.

(11) Work with and support the School District to ensure adequate educational, recreational and cultural opportunities for all Borough residents.

Related Community Development Objectives include the following:

39. Encourage the development of adequate school facilities to serve the Borough's school age children.

40. Support educational, recreational and cultural opportunities for all age groups.
Investigate the preparation of a Comprehensive Open Space, Park and Recreation Plan for the Borough to define needs and recommend programs, acquisition and construction, and to legitimize mandatory dedication of recreation land (or collection of fees in lieu of dedication) as part of future development proposals.

A. Cornwall should actively pursue purchase of tracts of underdeveloped land to maintain as open space for our community rather than simply hoping for acquisitions through donations due to future development.

B. The Borough should investigate providing indoor space for community group activities.

C. The Borough should look to acquire land to build and maintain several mini-parks where land is available and population is dense.

D. Cornwall Borough should cooperate with adjacent municipalities and the County to develop hiking/biking trails.

LONG-RANGE IMPLEMENTATION TECHNIQUES

For the purposes of the Cornwall Borough Comprehensive Plan, recommended implementation actions proposed beyond five (5) years following plan adoption have been designated long-range implementation techniques. This designation, however, does not preclude them from being instituted prior to that timeframe. Long-range implementation techniques include the following proposals:

(1) Evaluate the adoption/amendment of building/housing codes to regulate new construction and ensure the maintenance/upkeep of existing structures. This action would help to accomplish the following stated objectives in Chapter 2:
21. Encourage the rehabilitation, replacement or elimination of physically unsound or poorly located structures and facilities.

22. Enforce uniform and realistic building codes throughout the Borough.

(2) Prepare a Capital Improvements Program to finance public improvements such as road construction, recreational facilities, municipal facilities, etc. This action would help to accomplish the following stated objectives in Chapter 2:

23. Develop a Borough-wide circulation system that serves existing and anticipated future land uses, provides maximum convenience of movement to the population, and shapes the extent and direction of growth within the Borough.

25. Improve existing road patterns in order to handle increased traffic.

30. Concentrate local maintenance funds in areas of highest priority.

39. Encourage the development of adequate school facilities to serve the Borough's school age children.

40. Support educational and cultural opportunities for all age groups.

43. Provide mechanisms for discussion and choice among the citizenry concerning the development of the Borough and for citizen participation in public affairs.

(3) Prepare an Official Map. The preferred location(s) of future roadways serving Cornwall Borough can be identified and located on an official map of the Borough's streets. In addition, desired right-of-way for existing streets are shown on an official map. The purpose of the map is to notify the property owners of the intention of the Borough to acquire right-of-way(s) at sometime in the future, thereby preventing the erecting of structures or other improvements in the future right-of-way. A prime example of the use of an Official Map to identify future road locations is the proposed extension of Boyd Street.
around Miners Village to connect to Rexmont Road. This action would help to accomplish the following stated objective in Chapter 2:

26. *Encourage the location of new roadway facilities in a manner that feasibly complements the Future Land Use Plan.*

(4) **Institute a regular Borough newsletter to disseminate information and increase public awareness.** In order to meet the needs and expectations of their constituents, the Borough's municipal leaders need to know what those needs and expectations are. They should endeavor to regularly disseminate information to their residents - through newsletters, periodic mass mailings, etc. Efforts should also be made to solicit citizen input (through surveys, etc.) as well as citizen participation on advisory boards and committees. This action would help to accomplish the following stated policy objective in Chapter 2:

42. *Provide mechanisms for discussion and choice among the citizenry concerning the development of the Borough and for citizen participation in public affairs.*

The preceding actions should be considered short-range implementation measures since they represent carefully planned solutions to problems identified in the context of the Plan. However, the successful completion of these implementation measures does not suggest that the Borough is finished with its comprehensive planning process.

**PARTICIPANTS**

Putting the proposals of a comprehensive plan into effect requires the active participation of many agencies at different governmental levels. Aside from the purely local controls that are available, many departmental actions at county or state levels already are, or can be, interrelated with municipal action to implement local planning. Among others, the Cornwall Lebanon School
District can become an effective planning ally, particularly in the provision of recreation facilities, since these are normally provided as part of any school plant and can readily be put to wider use outside of school hours. County and state health inspections and requirements can supplement municipal efforts, as can highway planning at both county and state levels. Highway planning and development is the one activity at higher governmental levels that ordinarily has the greatest impact on municipal development. Alterations in the regional and road network can vastly change the situation in the community. Equally important, the circulation problems that are already apparent in the Borough can best be resolved in conjunction with the state and the county.

State and county programs for planning and development are becoming daily more important in Pennsylvania. The various components of the Pennsylvania Department of Community and Economic Development, the Department of Transportation, the Department of Environmental Protection, the Soil Conservation Service and the Lebanon County Planning Department are effective planning allies for any municipality.

Semi-official bodies, such as the Industrial Development Authorities, Private Industry Councils, Transportation Authorities and Chambers of Commerce have specialized knowledge that they will willingly place at the disposal of the municipalities. Altogether, effective long-range planning depends not on purely regulatory measures and fiscal effort alone but on ingenuity applied to the solution of particular problems, especially on the merging of activities that form part of the planning concern of several municipal bodies.

In view of the suburbanization which has taken place in Cornwall Borough and in Central Pennsylvania in general, and of the future transportation movements foreseeable in the area, it would be fitting that local planning commissions meet together at intervals in an effort to resolve common problems, particularly highway and circulation problems, which are basically regional in nature. In Pennsylvania, as almost everywhere else, intermunicipal cooperation represents an underutilized area of problem solving. This lack of cooperation is unfortunate.
PRIORITIES

Some of the planning proposals presented assume a priority of implementation over the other proposals. This is the case for the following reasons:

☐ the severity of need (as it relates to community health and safety)

☐ the number of Borough residents affected

☐ funding availability

☐ the degree to which a given proposal is interrelated to other proposals.

☐ the relative ease of implementation - both from a legislative and timing standpoint

ORDINANCES AND REGULATIONS

In itself, a comprehensive plan has little direct power over what will come to pass in the future. The plan represents the results of surveys and studies of present conditions and prospects for future growth of the municipality.

The concepts and purposes of the comprehensive plan are embodied in ordinances specifically enacted to implement it. Three basic ordinances are necessary to achieve safe, stable land development, according to the objectives established by the plan and by the planning enabling statutes.

In addition to these basic ordinances - zoning, subdivision and land development, and official map - building and housing standards in code form are desirable to assure quality of construction in new buildings or, alternatively, to establish standards for occupancy and maintenance of existing
buildings. Building standards and codes ensure structural soundness, proper plumbing and electrical installations, and reasonable safety from fire.

ZONING

Zoning is one means by which the uses of land are regulated. Underlying the concept of zoning is the idea that the health, safety and general welfare of property owners. The legal basis for zoning ordinances is found in the police power that permits governmental units to enact laws to provide and protect the health, safety and general welfare of the community. However, this power can never be used to restrict the use of private property in such a way that the restrictions amount to an unconstitutional deprivation of property without due process of law.

The Cornwall Borough Zoning Ordinance establishes the following zoning districts:

- Agricultural (A)
- Residential Forest (RF)
- Residential Forest - A (RF-A)
- Low Density Residential (R-1)
- Low Density Residential - A (R-1-A)
- Medium Density Residential (R-2)
- Special Purpose Residential (R-3)
- Residential Institutional (R-I)
- General Commercial (C-1)
- Neighborhood Commercial (C-2)
- Industrial (I)
- General Industrial (I-1)
- General Flood Plain (GFP)
The existing Zoning Map reflects many of the land use policies established in the 1990 Comprehensive Plan. However, the Zoning Map reflects current conditions that were not foreseen within the Comprehensive Plan that was prepared a decade ago. Therefore current zoning is not entirely consistent with the future land use plan established within the 1990 Comprehensive Plan.

The proposed Future Land Use Plan and resultant revisions to the Borough's Zoning Ordinance and Zoning Map will direct growth to areas that can be served by public wastewater facilities. Revisions to the **Cornwall Borough Zoning Ordinance** subsequent to adoption of the updated Comprehensive Plan will include adjustments to the Zoning Map and possibly addition and/or alteration of provisions based on the Comprehensive Plan proposals.

**SUBDIVISION AND LAND DEVELOPMENT**

Subdivision and land development regulations are concerned with establishing locational controls that ensure sound community growth while at the same time safeguard the interest of all property owners. Such regulations can assure that the subdivision and development of land will create permanent assets for the Borough. Since the subdivision and/or development of land is both a technical and a business venture, affecting not only the return to investors in land but also Borough finances, consideration of subdivision and development proposals should be very thorough.

The Cornwall Borough Subdivision and Land Development Ordinance, as amended, governs subdivision and land development activity in the Borough. The provisions of the ordinance are administered by the Borough Council with advisory input from the Borough Planning Commission and the Borough Engineer. This ordinance should also be updated after adoption of the Comprehensive Plan to reflect the current situation.

The Cornwall Borough Subdivision and Land Development Ordinance contains regulations pertaining to sewage disposal methods. These regulations set forth standards for the approval of public sewer designs for projects within proximity to existing sewer lines, approval and
maintenance of private community systems, as well as standards relating to demonstration of compliance with the Pennsylvania Sewage Facilities Act for individual on-lot sewage disposal systems. The Borough's Subdivision and Land Development Ordinance also contains requirements for stormwater management.

OFFICIAL MAP

Two of the community development objectives relating to future transportation facilities in the Borough deal with (1) developing an area-wide circulation system and (2) encouraging the location of new roadway facilities in a manner which feasibly supports the Future Land Use Plan. One method of achieving these objectives is through the adoption of an Official Map. The legal basis for adoption of an Official Map lies in Act 247, as amended, the Pennsylvania Municipalities Planning Code. An Official Map would show the exact location of the lines of existing and proposed streets (after detailed surveys are conducted) for the whole of the municipality. The Official Map could also identify the locations of existing and proposed public facilities (municipal buildings, schools, parks, and recreation areas). The purpose of an official map is to notify property owners in the municipality of the intention of the municipality to develop or expand the street network or locate public facilities at some time in the future. Under the provisions of an official map ordinance, when a parcel of land identified on the Official Map is proposed for development, the municipality would have the opportunity to acquire that portion of property needed for its future project, or to begin condemnation proceedings to acquire such property.

As mentioned, a detailed study and survey is required to identify the exact geographical limits of the proposed road network on an Official Map. This study/survey would require the expenditure of municipal funds for technical assistance in its preparation.
BUILDING CONTROLS

Cornwall Borough has available to it numerous other powers that it may employ to implement the proposals of the Comprehensive Plan. Among these are building, housing and fire codes. A building code provides minimum requirements designed to protect life and health and yield a maximum of structural safety. Specific provisions apply to construction, alteration, equipment, use and occupancy, location, and maintenance of buildings and structures. The Borough has adopted the CABO Code for 1- and 2-Family Dwellings, and has retained Lebanon County to serve as its Code Enforcement agency. The Statewide Building Code, which is anticipated to go into effect in 2001, is based on the International Building Code 2000 (IBC 2000), and may notify the Borough’s requirements related to code enforcement.

A housing (maintenance) code is concerned with individual structures and is one of only a few retroactive regulatory devices. It establishes minimum housing standards relating to health and safety. It does so by governing dwelling facilities (such as plumbing and heating systems), providing minimum standards relating to safe, sanitary maintenance of dwelling units, specifying the responsibilities of owners and occupants, and indicating minimum space, use and location requirements. Since a housing code provides a legal basis for condemnation, it is particularly useful in arresting or removing conditions of spot blight. The Borough does not currently have such a code in effect, nor does it currently have a problem with “blighted” properties. However, should such problems arise in the future, there are a number of standard or model housing codes available.

CAPITAL IMPROVEMENT PROGRAMMING

Capital improvement programming is the scheduling of public improvements over a given period of time. Scheduling is based on a series of priorities that are established according to need, desire and/or importance of the improvements, and on the present and anticipated ability of the community to pay for those improvements.
Capital improvement programming is the vital bridge between the Comprehensive Plan and the actual accomplishment of public improvements. Because the provisions, nature and location of public facilities exert a great influence on the pattern of community growth, a well conceived capital program is probably the most important plan implementation tool available to the community. While ordinances concerning zoning and subdivision and land development are guides for private development, a capital improvement program gives direction to public development.

CONTINUING PLANNING

Continuing review of specific problems and proposals forms an essential part of the planning process. Implementation of the policies contained in the Comprehensive Plan and related ordinances and regulations will demand subsequent and repeated re-evaluation, addition, and modification, as circumstances dictate. It is the responsibility of Borough officials to see that the Borough regulations continue to reflect established policy decisions. If particular problems cannot be solved in the light of such policies, changes or additions will be necessary in policy, and these will once again be subject to review by the public and adoption by the Borough Council.
APPENDIX A
MAPS

CORNWALL BOROUGH
COMPREHENSIVE PLAN
Existing Zoning

CORNWALL BOROUGH
Comprehensive Plan

November 13, 2000