

**WEST CORNWALL TOWNSHIP MUNICIPAL AUTHORITY
MINE ROAD PUBLIC SEWER PROJECT
H2O GRANT APPLICATION
EXHIBIT 1**

West Cornwall Township Municipal Authority (WCTMA) is under state mandate to construct the Mine Road Public Sewer Project (the Project). PA DEP has issued correspondence about this project three times - February 18, 1992; January 31, 2003; and August 18, 2004 - establishing the states expectation and instruction that public sewers would be installed to serve approximately 61 residential customers in this relatively remote, rural mountain area of the Township. These three DEP letters are included in Appendix 10 of this grant application. The original timeline established by DEP for WCTMA to construct the Project was in 2002, which was the expiration of the 10 year schedule approved by the DEP in the Act 527 Plan of 1992. As the WCTMA moved forward with the Project in 2002, the residents in the Project area objected to the Project due to its financial impact, so these residents sought assistance from Senator David Brightbill in the fall of 2002 in attempt to have the DEP mandate repealed. Senator Brightbill consulted with then Regional Director of the DEP south central office Mike Steiner. Mr. Steiner's January 31, 2003 letter in Exhibit 10 re-affirmed the DEP's expectation that public sewers would be installed in the Mine Road area. In response to the residents' concerns about the financial impacts of the Project, West Cornwall Township and DEP agreed to re-study the Project area to confirm that there is, in fact, the need for public sewers on Mine Road. This resulted in the 2003 Act 537 Plan update. Excerpts from that 2003 Update of the township's Act 537 Sewer Plan are included on pages which follow in this section of the application. These three pages contain a summary of the reasons why public sewer is needed, and why the PA DEP has issued the original mandate to install public sewers in the Mine Road area. On August 18, 2004 the DEP approved the 2003 Act 537 update and re-affirmed the mandate to construct the Project.

The Project area is shown on a small map included in this Exhibit 1 section of this application. Mine Road is a meandering roadway located on the south side of the South Mountain in southern Lebanon County. It is located just north of state route 117 approximately half way between Cornwall Borough (to the east) and Mt. Gretna Borough (to the west). The character of the neighborhood is residential-forest with houses ranging in age from 20 years to 60 years which are served with on-lot septic systems and private well water. About 20 of the 61 lots are very small, less than a quarter acre in size, and have substandard cess pools with no available room to construct a modern, lawful replacement septic system. The remaining 41 lots are larger, ranging in size from one-half to 2 acres but also have constraints of steep slopes and poor soils for modern replacement septic systems.

The Project is consistent with the Lebanon County Comprehensive Plan as stated by the letter included in Exhibit 7 of this application. West Cornwall Township does not have its own Comprehensive Plan. All land use planning issues have been delegated to Lebanon County Planning Department.

Economic development is not anticipated to be increased or greatly impacted by the Project. The surrounding residential forest habitat is not conducive to neither commercial nor industrial development and the land is not zoned for such growth. There is the potential, and interest has been expressed by owners of vacant land in the area, for the development of new housing. It is estimated that approximately thirty new homes could be subdivided in the vicinity of the Project. However, no formal plans for any subdivisions have been filed.

The historical use of land in this area has been small scale residential forest development. The initial Mine Road neighborhood from the early to mid-1900's consisted of about 20 seasonal cottages located directly along Butler Road which is the main north/south state roadway connecting Mt. Gretna Borough to the City of Lebanon. In the 1960s and 1970's, about 40 additional homes were constructed along Mine Road to the east of Butler Road. Regulations for housing developments and associated sewer service were relatively "loose" compared to today's standards. It is highly probable that these lots and homes could not be developed under today's standards via the use of septic systems. The slopes are steep and the soils are poor – thus resulting in recurring problems with septic malfunctions and repairs in this area.

The Project schedule is highly dependent upon grant funding. If a grant is received, bids will be procured within two month of notice of award of the grant. The design of the Project is complete and all required permits have been obtained, with copies included in Exhibit 9 of this grant application. Thus, the Project could proceed swiftly to provide economic stimulus to the construction market in Lebanon County. A detailed project schedule is included in the following pages within this Exhibit 1 section of the application, showing that the project could be completed within one year of award of an H2O grant.

West Cornwall Township is the only municipality which will benefit from this project.

A Sound Management Practices report is included on the following pages within this Exhibit 1 section of the application. The WCTMA does not own nor operate a sewage treatment plant, nor any pumping stations. Therefore, until the time the Mine Road project is constructed, there has been no need for extensive efforts for energy efficiency, water conservation, or asset management.

The Project will primarily serve existing population. As stated above, the Project is not anticipated to spawn economic growth, but there is the potential for modest residential subdivision.