



**CRANBERRY TOWNSHIP  
PLANNING ADVISORY COMMISSION  
WORK SESSION  
MINUTES OF MONDAY, JULY 31, 2023**

**Members Present**

Jim Colella  
Chrissy Finnell  
John Morgan

**Staff Present**

Nancy Auer , Recording Secretary  
Liam Darr , Planning and Development Specialist  
Ron Henshaw - Director, Planning & Development Services

**Call to Order**

1. Salute to the Flag

Mr. Colella called the meeting to order at 6:01 p.m.

2. Roll Call

Mr. Colella acknowledged the members present and noted that Ms. Beck and Ms. Rusnak were excused.

**Minutes**

1. Minutes of June 26, 2023 Regular Meeting

**VOTING**

Motion by: Finnell, Chrissy  
Second by: Morgan, John

Member	YES	NO	ABSTAIN	RECUSE
Jim Colella	X			
Chrissy Finnell	X			
John Morgan	X			

**Reports**

1. Planning & Development Services Monthly Report - June, 2023

**Public Comment (Any item not on the agenda)**

1. Mr. Colella opened the floor for public comment. There were no comments.

Mr. Colella acknowledged the presence of the Planning & Development Services 2024 summer interns: Ally Blenk and AJ Lachimia.

**Old Business**

**Resolutions**

**New Business**

- 1. PR #PRD-23-4- Felson Phase 2 PRD - Final PRD (TLD 9/13/2023)

Consider an application for a Final Phase 2 Planned Residential Development for a three (3) building, one hundred eighty unit (180) apartment unit multi-family Planned Residential Development located along Brandt Drive on approximately 5.5 acres in the C-3 zoning district.

Mr. Henshaw gave the overview of this project.

Ms. Ginny Looney of HRG and Mr. Tim Gigliotti of Radnor Property Group (Developer) gave a presentation and were available for comments from the Commission.

**VOTING**

Motion by: Morgan, John  
Second by: Finnell, Chrissy

Member	YES	NO	ABSTAIN	RECUSE
Jim Colella	X			
Chrissy Finnell	X			
John Morgan	X			

- 2. PR #COND-23-2 - Ready Roo's Early Learning Academy - Conditional Use (TLD to open public hearing 9/21/23)

Consider an application for a 1,640 square foot Day Care Center to be located a 20510 Route 19, Suite 106 in the SU-1 zoning district.

Mr. Henshaw gave the overview of this project.

Mr. Steven Karanikos, applicant, gave the presentation.

**VOTING**

Motion by: Finnell, Chrissy  
Second by: Morgan, John

Member	YES	NO	ABSTAIN	RECUSE
Jim Colella	X			
Chrissy Finnell	X			
John Morgan	X			

**Conceptual Plan Review**

**Ordinances**

**Construction Awareness**

- 1. Mr. Darr gave the presentation of the developments under review.

**BOS, EAC and Neighborhood Forum Update**

1. Mr. Henshaw gave the update for the Board of Supervisors.
2. Mr. Henshaw gave the update for the Environmental Advisory Committee.
3. Mr. Henshaw gave the update for the Neighborhood Forum.

**Items of Interest**

1. Mr. Henshaw gave the presentation.

**Other Business**

1. It was noted that the Monday, August 7<sup>th</sup> meeting will be cancelled as all business was acted upon at tonight's meeting.

**Adjournment**

1. Motion to adjourn

A motion to adjourn was made at 6:37 p.m.

**VOTING**

Motion by: Morgan, John  
Second by: Finnell, Chrissy

Member	YES	NO	ABSTAIN	RECUSE
Jim Colella	X			
Chrissy Finnell	X			
John Morgan	X			

Respectfully submitted,

Nancy Auer  
Recording Secretary