



*CRANBERRY TOWNSHIP  
PLANNING ADVISORY COMMISSION  
REGULAR MEETING  
MINUTES OF MONDAY, APRIL 29, 2024*

**Members Present**

Sharon Beck  
Jim Colella  
John Morgan  
Susan Rusnak

**Staff Present**

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

**Call to Order**

1. Salute to the Flag

Mr. Colella called the meeting to order at 6:00 p.m.

2. Roll Call

Mr. Colella acknowledged the presence of all members except Ms. Finnell, who was excused.

**Minutes**

1. Minutes of March 28, 2024 Regular Meeting

**VOTING**

Motion by: Rusnak, Susan  
Second by: Morgan, John

Member	YES	NO	ABSTAIN	RECUSE
Sharon Beck	X			
Jim Colella	X			
John Morgan	X			
Susan Rusnak	X			

**Reports**

1. Planning & Development Services Monthly Report - March, 2024

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

1. There was no public comment at this time.

**New Business**

1. PR #PRD-24-1 - Ridge at Pinebrook PRD - Tentative Planned Residential Dev (TLD to open public hearing 5/31/24)

Consider a Tentative Planned Residential Development application for a one phase, thirty-two (32) single family residential lot development located along Pinebrook Drive on approximately 28 acres in the R-1 zoning district.

Mr. Henshaw gave the overview of this project.

Mr. Dillon Brennan and Mr. Grant Shiring were available for comments from the Commission.

Mr. Brennan advised the Commission that previous comments by the Commission from the last meeting have been addressed.

After discussion Mr. Colella opened the floor for public comment:

Theresa Heusey – 405 Hidden Meadow Drive – Commented on the buffer behind her home and that trees were not being removed in the buffer, again spoke and asked about grading, and again spoke and asked about the slopes and grading behind her home.

Randy Waldrum – 10 Pinebrook Drive – Questioned the location of The Ridge at Pinebrook, the sidewalk to Pinebrook Drive, the crosswalk to the Community Park and advised he believes that this crosswalk is unsafe due to sun glare.

Louis Goode – 6 Pinebrook Drive – Advised he also concerned about the sun glare at the proposed crosswalk location on N. Boundary Road along with the turning safety onto N. Boundary Road.

Eileen Battaglia – 8 Pinebrook Drive – Asked about the bus stop at N. Boundary Road and the current back up of cars at the bus stop and police response.

Alyssa Drobka – 4 Pinebrook Drive – Asked about the public setback map on the website, asked if the retaining pond would have fencing, is concerned about mosquitos and wildlife habitat, asked if the bus stop for Pinebrook and the Ridge at Pinebrook could be moved across the street to the Park entrance and asked about the street upgrades and the funding being provided by the developer.

Dan Davis – 11 Pinebrook Drive – Is concerned with the entrance and the turning radius, property line rock bed, and stormwater run off.

**VOTING**

Motion by: Beck, Sharon  
Second by: Rusnak, Susan

Member	YES	NO	ABSTAIN	RECUSE
Sharon Beck	X			
Jim Colella	X			
John Morgan	X			
Susan Rusnak	X			

**BOS, EAC and Neighborhood Forum Update**

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

**Items of Interest**

1. Mr. Henshaw gave the presentation.

**Other Business**

1. It was noted that the next meeting will be Tuesday, May 28<sup>th</sup>.

**Adjournment**

1. A motion to adjourn was made at 6:47 p.m.

**VOTING**

Motion by: Rusnak, Susan

Second by: Beck, Sharon

Member	YES	NO	ABSTAIN	RECUSE
Sharon Beck	X			
Jim Colella	X			
John Morgan	X			
Susan Rusnak	X			

Respectfully submitted,

Nancy Auer  
Recording Secretary