



**CRANBERRY TOWNSHIP  
PLANNING ADVISORY COMMISSION  
REGULAR MEETING  
MINUTES OF MONDAY, JULY 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

**Call to Order**

**1. Salute to the Flag**

Mr. Colella called the meeting to order at 6:05 p.m.

**2. Roll Call**

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

**Minutes**

**1. Minutes of June 24, 2024 Regular Meeting**

**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			

**Reports**

**1. Planning & Development Services Monthly Report - June, 2024**

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

**1. There was no public comment at this time.**

**New Business**

1. PR #COND-24-7 - Industry Coffee - Conditional Use (TLD to open public hearing 9/5/24)

Consider a Conditional Use application for a 3,000 square foot Drive-Thru Use within an existing multi tenant building (S & T Commons) located at 900 Commonwealth Drive, Suite 100 in the SP-1 zoning district.

Mr. Henshaw gave the overview of this project.

Mr. Robert Meinert and Mr. Frank Bjalobok of Industry Coffee were available for comments from the Commission.

There was no public comment.

**VOTING**

Motion by: Beck, Sharon

Second by: Morgan, John

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

2. PR #PRD-24-4 - Ridge at Pinebrook PRD - Final Planned Residential Development (TLD 9/11/24)

Consider a 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. Grant Shiring of PVE, LLC was available for comments from the Commission.

There was no public comment.

**VOTING**

Motion by: Morgan, John

Second by: Rusnak, Susan

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

3. PR #SUB-24-11 - Graham Subdivision - Prelim & Final Subdivision (TLD 10/26/24)

Consider a Preliminary and Final Subdivision application for a four (4) lot subdivision totaling approximately 55.4 acres located along Graham School Road in the R-1 zoning district.

Mr. Henshaw gave the overview of this project.

Ms. Laura Curran of Charter Homes and Neighborhoods was available for comments from the

Commission.

Mr. Colella opened the floor for public comment.

Ms. Nicole Beck of 3615 Graham School Road questioned the future use of Parcel A. She was advised that this parcel would be used for the future Turnpike expansion only.

### **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			

**4. PR #LD-24-13 - Graham Master Plan Planned Neighborhood - Preliminary Land Development (TLD 10/26/24)**

Consider an application for Preliminary Land Development for a six (6) phase, 416 residential unit Planned Neighborhood Development to be located off Glen Eden Road/Unionville Road on approximately 95.8 acres in the PN zoning district.

PR #'s LD-24-13 and COND-24-8 were reviewed simultaneously.

Mr. Henshaw gave the overview of this project.

Ms. Laura Curran of Charter Homes and Neighborhoods and Mr. Kyle Brown of the Gateway Engineers were available for comments from the Commission.

Ms. Curran reviewed the modifications/waivers requested.

Mr. Colella opened the floor for public comment:

Chuck Davis – 5538 Freshcorn Road – Advised the crossing on Glen Eden Road is unsafe, believes there should be more than one access into the development, asked about the trees behind his home and the 100’ buffer.

Robert Lawrence – 135 Windsor Court – Advised that a development of this size will impact the already overcrowded school district and would like the developer to consider revising the total number of units in the development.

Brayton Carner of 130 Windsor Court – Noted that there is a “Y” at the end of Windsor Court where it meets Glen Eden Road and there has been a steady increase in traffic over the past 21 years and noted the additional 400 units in this development. He questioned the school bus route and would not like to see any traffic in Cedarbrook for this development.

Joe Taddy – 114 Windsor Court – Advised he is the President of the Cedarbrook HOA. He questioned the access into this development, noted the increased traffic, advised that Glen Eden Road is a state road which does not receive much winter maintenance. He questioned Phase 6 of this development and the access off Windsor Court. He’d like to know if they will pay HOA dues for the use of their sidewalks, etc.

Mike Beck – 3615 Graham School Road – Advised that the intersection of Rochester Road and Graham School Road is unsafe to use and this will bring more traffic to this intersection and is concerned with

the additional traffic on Graham School Road from this development.

Allison Stebbins – 121 Windsor Court – Thanked the PAC members for their questions that were asked at the beginning of this discussion. She advised that Glen Eden Road is a “roller coaster” of a roadway. She wanted the PAC to know that when she leaves Cedarbrook she makes a right for safety reasons and plans her route from there.

Brady Boca – 305 Hillcrest Drive – Is concerned with the additional traffic this development will cause at the intersections of Bayberry Lane and Glen Eden Road and Hillcrest Drive and Glen Eden Road.

Anthony Alvarez – 327 Eagle Drive – Questioned the safety of the access to this development. Questioned the ability to have proper radius for emergency services, greenspace in this development and advised that less is more.

These applications were continued to the September 3rd meeting.

5. PR #COND-24-8 - Graham Master Plan Planned Neighborhood - Conditional Use (TLD to open public hearing 9/5/24)

Consider a Conditional Use application for a six (6) phase Planned Neighborhood Development consisting of 416 residential units be located off Glen Eden Road/Unionville Road on approximately 95.8 acres in the PN zoning district.

### **Conceptual Plan Review**

1. Meeder Main Street

Mr. Anthony Faranda-Diedrich of Charter Homes and Neighborhoods gave a presentation of this plan.

After comments from the Commission, Mr. Colella opened the floor for public comment.

Melanie Marsh of 311 Harlequin Street – Advised she loves the neighborhood. She advised there is an issue with long-term parking and asked if this is adequate and advised that vehicle size matters with the size of the garages and large trucks don't fit.

Donna Lawler of 307 Parade Street – Advised they live in the corner unit that will be affected by the new townhomes that will be constructed along Rochester Road and Parade Street. She advises that when she and her husband bought this unit, they were promised an unobstructed view to Rochester Road.

Benjamin Myers – 625 Parker Street – He advised that he bought his unit for the walkability for the development that would be constructed.

Glenn Brown – 409 Roebing Court – Inquired as to whether a sidewalk would be provided to the barn from inside the development, advised that there was meet and greet by Charter last week and one of the things he asked was about was the paving of the roads and advised that these unpaved roads were deteriorating and asked if the township could assist with having Roebing Court paved. He asked if the proposed live/work units are economically viable at this time and asked if the sidewalk along Rochester Road would extend to cross Route 19 to Rochester Village.

2. Phoenix Landing

Mr. Joe Katruska of Cranberry/Jackson Development gave a presentation for this proposed development.

There was no public comment at this time.

**BOS, EAC and Neighborhood Forum Update**

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

**Items of Interest**

- 1. Presentation  
  
Mr. Henshaw reviewed the “What are they building” presentation.

**Other Business**

- 1. It was noted that the next meeting will be Tuesday, September 3rd.

**Adjournment**

- 1. Motion to adjourn  
  
A motion to adjourn was made at 9:08 p.m.

**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			

Respectfully submitted,

Nancy Auer  
Recording Secretary