

**PENNSBURY PLANNING COMMISSION MEETING
SEPTEMBER 13, 2011**

Chairman Bob Crandell called the meeting to order at 1 p.m. Present: Bob Crandell, Margo Leach, Lynn Luft, Jim Ware, Chip Horne and Kathy Howley. The minutes of 8/23/11 were approved as submitted.

CROSSLANDS PREL./FINAL PLAN REVIEW

Matt Houtman was present to review his letter of 9/9/11 with regard to the revised plans. Also present were Phil DeBaun of Crosslands along with their engineer and architect, Tim Cassidy. The following was noted by Mr. Houtman:

1. The last review was done in April. Since then the applicant has received conditional use approval from the Board of Supervisors. Plans were revised, submitted for review and the 9/9 letter addresses these plans.
2. The applicant has asked for 2 waivers; 1) for a preliminary/final submission and 2) waiver from the site analysis plan requirements. There is no objection to either waiver requested.
3. Most all issues from the April review letter have been addressed and resolved.
4. Storm water profiles – there are several comments which will be addressed with their engineer.
5. Additional information is needed regarding lighting.
6. Rain gardens – noted that best management practices are in place for this
7. Crosslands has submitted a letter from their sewage engineer ARRO stating they have enough capacity for this renovation which satisfies conditional use item #4. Mr. Houtman requested the letter be revised to include “all discharge permit limits”.
8. Landscape issues were noted and referred to Anne Walters for her comments. Mr. Cassidy stated they are working with Ms. Walters and hope to be ready for the next meeting on 9/27.

With no further business the meeting adjourned at 2 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary