

**PENNSBURY PLANNING COMMISSION MINUTES
JUNE 14, 2011**

The meeting was called to order by Chairman Bob Crandell at 1 p.m. Present: Bob Crandell, Lynn Luft and Margo Leach. Absent: Jim Ware, Troy Brady, Chip Horne. The minutes of the May 3rd meeting were approved as submitted.

Crosslands Conditional Use Hearing request: A request was received by the township for a conditional use hearing to allow for the renovation and expansion of the existing skilled care unit and wellness center at Crosslands. The hearing has been scheduled for June 15, 2011 at 7 p.m. Present to answer questions was John Jaros, attorney for Crosslands and Timothy Cassidy, architect. The following was noted:

- The Crosslands community was developed under a conditional use approval process. Therefore, it was recommended by township and applicant attorneys that a conditional use be requested for this expansion/renovation. The applicant has started the land development process with the township. However, they are not proceeding with further reviews under after the hearing.
- It would be helpful to know of the total square footage what percent was personal care, fitness center, parking or other areas being impacted.
- Members would like a copy of the DEP letter stating a planning modules submission is not necessary for this renovation.
- The letter mentions apartments and a discussion followed as to if this renovation involves apartments or simply making a larger room with one bed. Members asked if they could bring an architectural drawing of the outside as well as a room layout for the hearing.
- Matt Houtman went over the conditional use section of the zoning ordinance and what criteria are requested in such a hearing.
- This project will start in the fall and continue for 18 months
- Mr. Cassidy offered a tour of the facility to anyone interested.
- Ms. Howley asked Mr. Cassidy to let her know if they will be in at the June 28th PC meeting.

Mr. Crandell asked about having the June 28th meeting at 1 p.m. Windmill Hollow would like to come in to discuss an alternate entryway for their subdivision. With no further business the meeting adjourned at 2:30 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary