

**PENNSBURY PLANNING COMMISSION MINUTES  
OCTOBER 27, 2020**

Chairman Dennis Smith called the meeting to order at 5:30 p.m. A virtual meeting was held and present were Dennis Smith, Mike Clements, Jim Ware, Corinne Murphy, Lynn Luft and Kathleen Howley. The minutes of September 22, 2020 were approved as submitted.

**PATEL SOLAR CU APPLICATION** – Mr. & Mrs. Patel was present to discuss his request for a hearing regarding solar panels. The installer, Tesla, was invited but did not attend. Mr. Patel, 2 Joshua Way, stated his purpose for the request for solar panels on his roof top is to be “greener”. He has asked his neighbors to comment on this request and 3 of 4 did not have an objection, 1 neighbor did not comment yet. Mr. Patel stated the panels will match the roof, have a low profile and some are on the front of the house because of some trees obstructing sun which limits solar power. He said he is awaiting feedback from PECO and could not interpret the glare study. Lynn Luft asked about the panels on the front of the house and if they could be removed and still get the solar power needed. There is a section of the ordinance that gives the Supervisor discretion to allow panels on the front if there is landscaping or anything else that might limit solar power. Mr. Patel will contact Tesla regarding the outstanding issues. The hearing is tentatively scheduled for November 18<sup>th</sup> at 6 p.m. in the township building. With no further discussion, Dennis Smith moved to recommend to the Supervisors not to approve the application based on the lack of information regarding questions raised. Corinne Murphy seconded the motion. A vote was taken and all were in favor. Motion passed.

**CROSSLANDS SKETCH LAND DEVELOPMENT PLAN** – Mark Hockenburt and Joyce Gerhart from RGS Associates were present along with Lisa Marsillo, CEO of Kendal/Crosslands and Seth Beaver to discuss a proposed land development plan for Crosslands. RGS is the engineering firm on this project. Joyce Gerhart stated the Wollman building will be razed and in its’ place a building will be built to house 10 apartment units. In addition, they proposed to add 6 units on the cul de sac near the Mott Center as well as adding some parking for the Mott building. Parking for the Wollman building will be underneath the structure and an ADA compliant open space trail to access the west meadow as well as a 6’ wide trail walkway along existing Crosslands Drive will be added. Kathleen Howley suggested Ms. Gerhart talk to Matt Houtmann, Township Engineer to determine how to proceed with their submission. Once the plans are submitted to the township for review, Mr. Houtmann will issue a review letter and that will be the start of the PC review process.

Members discussed potential dates for the November PC meeting and they will check their calendars for availability into early December. The December PC meeting will be on the 15<sup>th</sup> and that will be the last meeting of the year.

With no further business the meeting adjourned at 7:30 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary