

**PENNSBURY PLANNING COMMISSION MINUTES
JANUARY 27, 2009**

Chairman Bob Crandell called the meeting to order at 7 p.m. Present: Bob Crandell, Aaron McIntyre, Mike Washko, Michael Lane, Barbara Kurowski, Lynn Luft, Jim Ware and Kathy Howley. The minutes were approved as submitted.

Dewson 4 lot Subdivision – Dan Lutz and Woody Dries were present to go over the final plans and changes made to address Mr. Houtman’s review letter of 11/21/08. Mr. Houtman was present and stated the plans do conform to his comments. Mr. Lutz also stated they still have to go through DEP for a stream crossing and apply to the zoning hearing board because of the disturbance in the flood plain because of this crossing. Once this is completed, they will be ready for final approvals by the supervisors. Mr. Dewson has also placed a conservation easement on the entire property. It was noted that the large retaining walls on the high side along the proposed driveway have been mostly eliminated. A motion was made and passed to recommend conditional final approval based on the receipt of the DEP permit, zoning hearing board approvals and all issues in Mr. Houtman’s review be satisfied.

Pennsbury Village – Steve Woodward and Randy Patry from EDC were present to review the final plans submitted. The following was noted:

- 97 unites – 73 twin/triplex and 24 condo
- 48% impervious coverage
- 11,000 s.f. commercial space on the west parcel
- Parking requirements have been satisfied 287 spaces some of which are under the building.
- One of the preliminary approval conditions was \$60 per sq. foot paid by the developer for the relocation of the maintenance facilities.
- Materials used on the proposed retaining walls along Rt. 1 was discussed
- Anne Walters – copy of final plans will be sent to her for the landscaping review. The HOA document will be given to Mr. Oeste for review.
- Units comply with height restrictions
- Jim Sears commented on the relocation of the maintenance facilities. Mr. Washko suggested we might want to consider a 2 story structure for storage in the loft.

With no further business the meeting adjourned at 7:55 p.m.
Respectfully submitted: Kathleen Howley, Recording Secretary