

**PENNSBURY PLANNING COMMISSION MINUTES
SEPTEMBER 8, 2009**

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

Lawrence ZHB Request – Mr. Lawrence was present to explain his request to the zoning hearing board for a barn/garage structure to exceed the 600 sf maximum on a lot that he has an agreement of sale to purchase on Springdale Farm. The hearing is scheduled for 10/14/09. The proposed structure would be 1700+ sf. Members also reviewed the architectural plans and the following was noted:

- Use of building – multi use – house 2 horses and storage of building equipment and vehicles
- Would like to keep view in back of the house so the barn/garage would be located to the side
- Members suggested adding evergreens to buffer view from neighbors
- Siding would be metal. Members have a concern with the color
- Mr. Lawrence has a construction business and most of the year his equipment would be off site on projects.
- He is the equitable owner of lot 4 and the sale is contingent on the approval of the variance

Members will send a memo to the supervisors with comments as follows:

- Placement of the structure on the lot is a concern with regard to view shed
- Color and material (metal) is a concern in that a light structure will stand out more in the landscape
- Suggest screening from neighbors and Hickory Hill Road
- Size of building is a concern. Almost triple the size of what is allowed.

Revised PVA Final Plans, open space management and storm water management have been received by the township and sent to Mr. Houtman for his review. We will await his review letter.

Windmill Hollow final review will be at the next meeting on 9/22. A request for a 90 day extension is forthcoming and will be addressed at the supervisor's meeting on 9/16.

With no further business the meeting adjourned at 8 p.m.

Respectfully submitted, Kathleen Howley, Recording Secretary