

PENNSBURY PLANNING COMMISSION MINUTES
SEPTEMBER 11, 2012

Chairman Bob Crandell called the meeting to order at 7 p.m. Present: Bob Crandell, Jim Ware, Troy Brady, Lynn Luft, Dennis Smith and Kathleen Howley. The minutes of 6/26/12 were approved as amended. The minutes of 8/14/12 were approved as submitted.

Longwood Gardens Project

Mark Winnicki from Longwood Gardens and Jesse Forrester, Landscape Architect were present to review the proposed expansion of the Meadows at Longwood into Pennsbury Township. Longwood does not need planning approval and the presentation was for information purposes only. The following was noted:

1. They will be adding various types of walking trails in the Meadows and doubling the size to approximately 3.2 miles. The Meadows will total 80 acres.
2. There will be rest stops along the way and open sided shelters for guests to get in out of the weather.
3. The Webb Farmhouse will be renovated and used as an interpretive center with restrooms. John Milner is working on this and when ready, will be going before our Historic Commission for their comments before a building permit is issued.
4. There will be two stream crossings and they are working with the Conservation District and the Army Corp of Engineers for the proper permitting.
5. Another consultant on the project is West 8 operating out of the Netherlands.
6. Work will begin in 2013 and hopefully open in 2014.

Members commented on the quality work that Longwood Gardens does and thanked them for the presentation.

Megill 2 lot Subdivision – McFadden Road

Mr. Crossan was present representing the application. The property was owned by Gertrude Dunn who passed away a few years ago. Her niece was living in one of the homes on the property and there was another dwelling that was being rented. Mr. Megill bought both homes and is proposing to subdivide the property so each home is on a separate lot. Mr. Megill proposes to renovate the dwellings and sell them. Letters from Matt Houtman and Chester County Planning Commission were reviewed and the following noted:

1. Perc testing for replacement areas were done for both homes.
2. There is no new construction proposed and no demolition.
3. Ms. Luft had questions about the proposed future locations for septic fields.
4. It was noted in both review letters that a driveway easement must be drafted, reviewed by the township solicitor and recorded with the plan
5. A note shall be added to the subdivision advising “no further subdivision” of the property.

With no further discussion it was moved and passed by all members present that the subdivision is recommended for approval with the condition that all issues noted Mr. Houtman's letter be resolved.

With no further business the meeting adjourned at 8:15 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary