

**PENNSBURY PLANNING COMMISSION MINUTES
MAY 28, 2014**

Chairman Dennis Smith called the meeting to order at 7 p.m. Present: Dennis Smith, Bob Crandell, Chip Horne, Margo Leach, Lynn Luft and Kathy Howley. The minutes of May 13, 2014 were approved as submitted.

SALDO Review with John Snook and Matt Houtman

Members continued the review of Article III, page 52. The following was noted:

- Page 53 – there was discussion as to how and when the preliminary approval of plans with conditions would be accepted by the applicant and the township. Also, if the conditions were not accepted by the applicant, would the plan move forward. John Snook said he would check with Tom Oeste as to the legal ramifications and revise this accordingly.
- Page 60, iv – applicants shall provide copies of all required permits from outside agencies
- Page 62, d. - after one year if all conditions not met, the plan will be denied unless time is extended by the Township.

Article IV Plan Content Requirements

- Members reviewed “notes in bold print” with Mr. Houtman. For the next review Mr. Houtman asked that members think about revised “threshold” numbers that he suggested in this article.
- If there is a common well, a hydrogeology study would be required for a certain amount of lots depending on the lot size.
- Environmental impact study – Lynn Luft questioned whether or not acreage should be considered as well as the number of lots.
- John Snook noted that the “green standards” will be covered in Article V

Members will review Article IV for discussion at the June 24th meeting. With no further business the meeting adjourned at 9:10 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary