

**PENNSBURY PLANNING COMMISSION MINUTES**  
**JULY 14, 2015**

The meeting was called to order by Vice Chair Bob Crandell at 5 p.m. Present: Bob Crandell, Lynn Luft, Margo Leach, Jim Ware, Damian Demnicki and Kathleen Howley. The minutes of 6/9/15 were approved as submitted.

**WINDMILL HOLLOW REVIEW** - Marina Hollingshead and Dick Sanford (owner) were present to discuss a proposed change to the private roads on the subdivision plan. A brief background was given by Marina as to the history of the subdivision and stated the plans had been approved in 2012 but not been signed off and recorded. Mr. Sanford requested from the township an indefinite postponement which was granted. In order to preserve the landscapes of the 155 acre property, they are proposing to shorten Windmill Hollow road and extend a private driveway at the end of this road to access three lots. They also propose to change Betsy Lane from a private road to a driveway accessing 2 lots and the remainder of the lots will also be accessed by a driveway. They want to preserve the look of a country lane and not put roads in which would be wide and paved. They may also request a 10 ft wide driveway which would be a waiver from 16 ft on a common driveway. Commission members were generally in favor of the proposed changes as long as Mr. Houtmann did not have objections and the fire and emergency vehicles would have adequate access. Mr. Houtmann will be submitting in writing his comments to members.

Mr. Sanford was pleased with the discussion and will go back to revise his plans and submit to members for their comment in August.

**Natural Resource Protection – water resources** – Margo Leach asked that this subject be considered at a future date.

Members agreed that the open space design ordinance should be amended to address the problems coming up with impervious coverage. Developments that have used this regulation end up with small lots and subsequently have no room to add pool/deck/hardscape. Zoning hearing board hearings are then requested. Ms. Howley was asked to contact Tom Oeste to come up with amendment language to address this problem, if appropriate, and members will review it. Mrs. Luft also stated the township should make sure our regulations prohibit any alteration of recorded open space similar to what was proposed in Parker Preserve. She also asked Ms. Howley to forward to all members the PennDot minutes of the Twin Bridges meeting held in June.

With no further business the meeting adjourned at 7:15 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary