

PENNSBURY PLANNING COMMISSION MINUTES
MARCH 8, 2016

Chairman Dennis Smith called the meeting to order at 5 p.m. Present: Bob Crandell, Lynn Luft, Damian Demnicki, Jim Ware, Margo Leach, Jeff Streitel and Kathleen Howley. The minutes of March 3rd were approved as amended.

WINDMILL HOLLOW REVISIONS – Matt Houtman, township engineer and Marina Hollingshead representing Mr. Sanford, property owner, were present to discuss the revised plans. Ms. Hollingshead went over the proposed revisions to the conditionally approved plans with a handout. She talked about the size of the common drives and driveways and other issues that may need waiver approval for the Board of Supervisors. She also pointed out that the common drives are to be 12' and driveway to be 10'. The following was also noted.

- What is referred to as the “Easterly Wood” parcel will not be developed. Mr. Sanford is requesting a 12' lane for the service driveway until a building permit is issued as which point the width would increase.
- Mr. Sanford would entertain retirement of development rights for the Route 1 parcel but at this time has no plans for it. Members asked that Mr. Sanford put a note on the plans to reserve a 50 ft. right of way for future development of that parcel.
- Matt Houtman’s review letter dated February 19, 2016 was discussed. The issues noted on page 4, number 5 and 7 were noted which dealt with the Baltimore Pike parcel and it’s access from Windmill Hollow and the safety concerns of having small roadway and emergency vehicle access. It was suggested that public water be brought down Brintons Bridge Road from Hawks Crest and/or have a sprinkler bladder system installed in the homes. Ms. Hollinghead will discuss further with Mr. Sanford.
- Mrs. Luft asked that a note be added to the plans addressing replacement of trees taken down at the entry on Brintons Bridge Road.
- Ms. Hollinghead stated the springhouse is vacant and most likely will remain vacant. The other accessory apartment in that area is occupied.

Mr. Houtman will draft a proposed waiver list for members to review and vote on for the next meeting, March 22nd.

Longwood Gardens proposed zoning – Jim Ware stated Pennsbury land consists of 3 lots and gave the acreage for each lot. With no further business the meeting adjourned at 7 p.m.

Respectfully submitted:

Kathleen Howley, Recording Secretary