

**PENNSBURY PLANNING COMMISSION MINUTES**  
**AUGUST 23, 2016**

Chairman Dennis Smith called the meeting to order at 5 p.m. Present were Dennis Smith, Bob Crandell, Jim Ware, Jeff Streitl, Lynn Luft (by phone) and Kathleen Howley. The minutes of August 9, 2016 were approved as amended.

**Velazquez ZHB** request – Mr. And Mrs. Velazquez were present to explain why they are requesting a variance to allow a 6 ft privacy fence extended from their side yard into their front yard along their driveway. Mr. Velazquez explained that the positioning of the house on the lot and the grade of the property between him and his neighbor puts into question what the front of the house actually is. Mr. Drumheller is to get back to him to explain what constitutes a front yard. The fence is attractive, establishes privacy and also has the support of three neighbors who have submitted letters in support of the fence staying in place. There is also an unsightly box truck under the deck of his neighbor's backyard which recently has been removed since the fence went in. Mr. Crandell moved to recommend the supervisors stay neutral for this variance request and Mr. Ware seconded the motion. A vote was taken and 3 were in favor, 2 were not. Motion carried. The ZHB hearing date is to be announced.

**Belkadi ZHB** request – Eric Williams from Sylvan Pools was present representing the homeowners. They are requesting a variance to erect a swimming pool for impervious coverage and also the back yard setback being less than 50 ft. Mr. Williams stated his client was willing to eliminate the deck and spa around the proposed swimming pool to bring the total percentage to 21.76%. A discussion followed as to where the septic system and replacement area was on the plan. This should be noted to insure no disturbance in this area. This lot does not back up to Ravenhollow open space. Mr. & Mrs. Belkadi are the second owners of this house and it appears the first owners installed hardscape that added to impervious coverage that was already over the limits. There appears to be little room to add a swimming pool. Mr. Crandell moved to recommend to the supervisors not to support this request and Mr. Ware seconded the motion. A vote was taken and all were in favor. The hearing date is scheduled for September 20<sup>th</sup> at 7:30 p.m. in the township building.

There was a question from the last PC meeting as to what "neutral" means when recommending this to the supervisors. A discussion followed and although not everyone agreed to the definition, it was agreed to move on.

Water Resource Protection – Jim Ware has been following this and gave a detailed update on water exportation that New Garden Township is dealing with. Artisan Water wants to build a pipeline in New Garden and export water out of state. The Delaware River Basin Authority is also involved and the township as well as the group "Save our Water" have been opposed. Township Solicitor Tom Oeste was asked to weigh in on how we can control this type of activity in our own township. Mr. Oeste advised this is regulated by state agencies and not municipalities. Members agreed the township should continue to research this see what other townships have done to address this.

With no further business the meeting adjourned at 7:30 p.m. Respectfully submitted, Kathleen Howley

