

PENNSBURY PLANNING COMMISSION MINUTES
NOVEMBER 29, 2016

Chairman Dennis Smith called the meeting to order at 5 P.M. Present: Dennis Smith, Lynn Luft, Jim Ware, and Matt Houtmann, Pennsbury Township Engineer. The minutes of 11/15/2016 were approved as submitted.

The first agenda item presented was an application by property owner Mark Gosik, whose engineer J.P. Kelly of Kelly and Close Engineers explained the proposal. A letter from Matt Houtmann was received by the Planning Commission regarding the proposal prior to the meeting. Mr. Smith and Mrs. Luft visited the property prior to the meeting.

According to Mr. Kelly, Mr. Gosik has purchased a flag lot located at 815 Baltimore Pike. The current access is a single driveway between two other driveways. The driveway width is an average 20 feet after the first 250 feet. The length is approximately 968 feet.

There are many trees and a power line that occupy Mr. Gosik's driveway. He has accessed the property through the driveway of his neighbor, Mr. Barrett. After exploring the cost of tree removal and power line burial, Mr. Gosik would like to enter his property from the Baltimore Pike by opening an existing Right of Way at the cul de sac on Independence Way in Lafayette Woods. Mr. Kelly and Mr. Gosik emphasized the increased safety gained by using Independence Way due to the traffic stop light located at the Baltimore Pike entrance and use of the Lafayette Woods Right of Way.

Mr. Kelly proposed paving only an eighteen feet wide strip of the fifty feet Right of Way, which would be approximately 100 feet in length, not including the traversed driveway of Mr. and Mrs. Barrett and two other neighbors.

Mr. Kelly has submitted a proposed easement to the Pennsbury Township Solicitor, Mr. Barrett, and the other neighbors who use the private driveway. The two home owners who own property on either side of the Right of Way at Independence Way in Lafayette Woods have been contacted by Mr. Gosik. However, they have not received a copy of the easement proposal.

Township Engineer Matt Houtmann explained his letter to the Planning Commission, which included the following comments:

- The Right of Way would have to be a private road.
- The applicant would have to pay all costs of construction.
- A maintenance agreement would be necessary, including snow removal.
- The applicant needs to legally notify the two Independence Way property owners, although their agreement to the easement is not necessary.
- Buffering of the Right of Way may be necessary.
- Storm water management will be addressed with the Gosik house construction. The Right of Way terrain has less than a 6% drop off in the direction away from the cul de sac toward the private driveway.
- Trash collection and postal delivery at the cul de sac should be considered.
- Fire protection for the flag lots would be better with access from the Right of Way.
- Entrance to Baltimore Pike from the flag lots would be safer at the Independence Way traffic light.
- Signed easements from the other private driveway residents must be presented at the time of Board of Supervisors approval.

Alma Forsyth, a residence owner adjacent to the Gosik property, requested conservation of a tree on the Gosik boundary line. She thought access to Baltimore Pike was not an issue if caution and observance of traffic patterns were followed.

Matt Houtmann will conduct a site meeting with residents and Planning Commission members, if interested, before the December 13th meeting.

The Planning Commission will continue the review in January. At that time the applicant should identify the trees to be removed on the application and have presented confirmation of meetings with neighbors. The Planning Commission deferred further consideration of protection of water resources until the December meeting, since a quorum was not present.

Respectfully submitted, Lynn Luft, Planning Commission Secretary

