

PENNSBURY PLANNING COMMISSION MINUTES
MAY 22, 2017

Chairman Dennis Smith called the meeting to order at 5 p.m. Present: Dennis Smith, Bob Crandell, Jim Ware, Jeff Streitel, Lynn Luft and Kathleen Howley. The minutes of May 8, 2017 were approved as submitted.

O'Neil Zoning Hearing Board Request - Dominic DiCesare from Blue Haven Pools and homeowner Scott O'Neil were present to discuss the request for a variance for backyard setback and impervious coverage to install a pool on Mr. O'Neil property. The impervious coverage is presently at +23% and the pool would bring that to +27%. The O'Neils are the second owner of the property and did not do the additions to the property that increased this coverage. However, they noted open space next to them as well as having two other pools in the neighborhood that got variances for setbacks and impervious coverage. One was in 2000 and the other in 2007. Members discussed various ways the applicant might want to consider to decrease the variance request, i.e. pervious pavers. If granted by the Zoning Hearing Board, it would be the highest amount of impervious coverage allowed by the township. Mrs. Luft pointed out the need to site the septic and replacement area on the plan as well as the proposed dry well. After much discussion, Dennis Smith moved to recommend not support the application as submitted in its present form. The motion was seconded and a vote taken. All members were in favor and the motion passed.

Open Space Design Option - Bob Crandell went over his calculations for increasing lot size to accommodate increased impervious coverage for lots created with the open space design option. As a result of the creation of one acre lots, and the desire of homeowners to have hardscape and pools, the impervious coverage increases to 21.5%. For a 1.5-acre lot this would be reduced to 14.1% and a 2-acre lot would be 10.75%. It appears that a 2-acre lot would be the ideal size. If the township would change the open space design option ordinance to a minimum of 2 acres, then it would eliminate the R3 and R2 zoning for this option. The R1 zoning would then be left and allow 2 acre lots in a 3-5-acre zone. After much discussion, Jim Ware moved to repeal the open space design option and Mr. Crandell seconded it. It was noted that it appears one acre lots are not suitable for large homes and additional out buildings and hardscape thereby increasing impervious coverage to a point that variances are necessary. The only zone this would work in is R1 for open space design option to work. A vote was taken. 4 yes and one abstained. Motion carried.

The next meeting will be with the supervisors on June 12th at 5 p.m. to review goals/objectives for 2017. With no further business the meeting adjourned at 7:10 p.m.

Respectfully submitted:
Kathleen Howley, Recording Secretary