

PENNSBURY PLANNING COMMISSION MINUTES
JULY 28, 2020

Chairman Dennis Smith called the meeting to order at 5:30 p.m. in the Harris Room. Present: Dennis Smith and Kathleen Howley, by phone – Mike Clements, Corinne Murphy, Lynn Luft, Jeff Streitl and Jim Ware. The minutes of June 23, 2020 were approved as submitted.

Hall Subd Review – Matt Houtmann’s letter dated 7/21/20 was reviewed by all members. Also present were Lucy Oblonsky, Mr. & Mrs. Hall and their engineer Tom Schreier of Hillcrest Assoc. The following was noted:

1. Tom Schreier went over changes made to the plan since the first submission.
2. Matt Houtmann stated he had no objections to waiver requests. All issues regarding the riparian buffer disturbance will be covered in the conditional use hearing scheduled for August 12th at 4:30 p.m. in the township building.
3. A landscape architect review of the landscape plan is warranted.
4. An historic impact study is being prepared and will be submitted to the township.
5. The springhouse lot line shall be added to the plan
6. Tree protection fencing required
7. All outstanding comments for the SALDO portion of the review were discussed. The conditions for the allowance of a flag lot #4 shall be added to the plans.
8. The storm water calculations will be updated on the plans
9. Tom Shreier, Hillcrest Assoc., asked that the Planning Commission recommend the BOS granted two waivers requested. It was noted that the landscape plan only will be drawn to a larger scale.
10. Riparian Buffer disturbance is shown on the whole plan and not lot per lot.

Lucy Oblonsky expressed her concern regarding the landscaping proposed along the flag lot which borders her property. She also questioned the type of street tree proposed near her walnut trees. There will be some screening at the northwest corner of the Hall house property as well as screening by Ms. Oblonsky.

Dennis Smith moved to recommend approval of the preliminary plan subject to the successful outcome of Mr. Houtmann’s review letter. The motion was seconded and a vote taken. 5 members were in favor and one against. Motion passed.

Conditional Use Hearing – riparian buffer and stream crossing – Members were asked to review the application and comment to the Supervisors. The hearing is schedule for August 12, 2020 at 4:30 p.m. in the township building. Tom Schreier went over what is requested in terms of the proposed disturbance of the riparian buffer in Zones 1 & 2 on lots 1, 2, 3 as well as construction of a driveway on lot 4 over an existing culvert.

Mr. Houtmann commented that lot 3 has a small portion encroaching in the buffer and the house should be moved out of that area. Lynn Luft asked who will maintain the riparian buffer. It was noted that lot 4 has the most impact on the buffer. Perhaps when lot 4 is built upon, this will trigger all riparian buffer placement that is within 100 ft whether on that lot or another lot. The timing of installation of plants in riparian buffer zone should be noted.

Dennis Smith moved to recommend approval of the CU with the following conditions:

1. House on lot 3 be moved out of the riparian buffer zone.
2. Developer works with the township engineer and solicitor on a note to memorialize riparian buffer and installation timing
3. Township landscape architect reviews the landscape plan for the riparian buffer.

Jeff Streitl seconded the motion and a vote was taken. All were in favor and the motion passed.

Lunger Sketch Subdivision Plan – Tom Shreier presented a sketch plan for the David Lunger property located at Rt. 52 and Fairville Road. The plan is for estate purposes only and there will be no construction proposed. There will be test pits done for sewage. The land consists of 4 parcels equaling 95 acres in the R2 zone. NALT holds two easements and restricts subdivision to a total of 7 lots. The subdivision proposes adding two more lots to equal 6 lots. There will be one additional cut for a driveway along Rt. 52. Dennis Smith stated he is a neighbor living in Fair Hill across from the property and would recuse himself, if appropriate, from further comments if the plan is officially submitted.

With no further discussion the meeting adjourned at 8:05 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary