

Special Meeting of the Board of Supervisors  
March 29, 2011

The Board of Supervisors of Pennsbury Township held a special meeting on Tuesday, March 29, 2011 at 5 p.m. to discuss the Pennsbury Village proposed preliminary/final plan and the stipulation agreement to establish some key parameters for the preliminary/final plan and to settle open litigation between PVA and the Township. Messrs. Fenton, Scottoline, McIntyre, Oeste and Ms. Howley were present.

Mr. Oeste gave a brief summary of the history of this project and where the position of the township is today in negotiations with the developer. On display was a drawing of the proposed final plan and a chart enumerating some of the differences between the preliminary plan approved in 12/07 and plan embodied in the present stipulation. Mr. Oeste noted the following with regard to the present plan:

- Eliminates the road that was proposed to run through township property to the east parcel.
- Eliminates the need for demolition of maintenance facilities
- Eliminates the need for rebuild of maintenance facilities.
- Eliminates the bank or other commercial use on the west parcel
- Puts all sewage into land application and no stream discharge
- Shows the east parcel with a right in, right out for residents
- Re-grades the berm on the back of the east parcel but requires township approval
- Provides public sewer and water to the township
- Eliminates storm water management in front of township building
- A determination on the disposition of the Hope House must be made. Either it will be incorporated into the development, moved to township property or demolished.
- There will be a sewer line running in back of the township property taking effluent from the west parcel to the sewage treatment plan which will be located in Chadds Ford West.

Mr. Fenton commented on the history of the plan and working these past three years with the developer. He opened the floor for discussion.

Bob MacDonnell, Chairman of the Pennsbury Historic Commission, commented on the disposition of the historic Hope House:

- Involvement of their group has been recent. The three options put forth are not in the best interest of preservation.
- Members believe the house should be moved to the Hickory Hill lot and used as office space (along with four residential units).
- There should be substantial buffering between the commercial and residential uses on the Hickory Hill lot, if the Hope House is moved there and converted to office use.

- Include language in the agreement so the developer will consult with the Commission with regard to the commercial addition to the Hope House. Mr. MacDonnell submitted a letter to the Board outlining their suggestions.

The following were comments from attendees:

- Emergency access should be shown from east parcel to township property.
- Village Lane should be a township road
- Mr. Ware opposes commercial use on the Hickory Hill Road parcel. Keep it residential only. Would like to have more time to review this plan. Hope House should be moved to township property. Also questioned the Sunshine Law with regard to the meetings between developer and township. Mr. Oeste explained that these meetings were information gathering and no decisions made. They were not executive session. Official actions must be made and acted upon at publicly advertised meetings.
- There were comments about the pros and cons of moving the Hope House to township property or using it as a commercial building.
- Appreciate the fact that no road will traverse township property and there will be no stream discharge.
- Thanked the supervisors for their efforts to come up with a solution to plan problems. Questioned the disposition of the 2006 stipulation. Mr. Oeste explained that stipulation is moot and this stipulation will stand if approved by the courts.
- Lynn Luft asked about the language in the stipulation regarding lighting and storm water management. The stipulation states that street lighting will not be required; however, there is no waiver for such in the list of waivers. Mr. Oeste will check this out.
- There was concern about school buses stopping on Hickory Hill Road for the proposed residential.

The next meeting on this topic will be advertised for Friday, April 1 at 5 p.m. in the township building. With no further business the meeting adjourned at 6:30 p.m.

Respectfully submitted:

Kathleen Howley  
Township Manager