

July 23, 2014

The Board of Supervisors of Pennsbury Township held a regular meeting on Wednesday, July 23, 2014. Present: Supervisors Scottoline, Fenton, Solicitor Oeste and Kathleen Howley. The minutes of June 25, 2014 were approved as submitted.

**Lot 17 PARKER PRESERVE** – Mr. Mikkelson, owner of lot 17, and his attorney Sean O’Neill were present and requested a 30 day extension in order to review the most recent review letter dated July 16, 2014 from Matt Houtman regarding what the open space requirements would have been under the new ZO, as applied to the original final approved plan. Mr. Scottoline moved to accept the 30 day extension and Mr. Fenton seconded the motion. All were in favor and the motion carried.

Mr. O’Neill stated that his client, Mr. Mikkelson, would consider some alternatives to the amount of land being proposed by Mr. Mikkelson for subdivision in order to resolve an impasse with some of the lot owners within the development. Several residents of Parker Preserve were present and expressed their concern about transferring open space to an individual lot owner. Ed Foley, attorney representing the Short Family (one of the objecting lot owners), also expressed the same concern and stated he does not believe this can be done with HOA open space. There was an unanswered question as to whether the 36+ acres that were deeded to the Township can be counted in any computation of open space remaining after the proposed subdivision and whether the resulting amount of open space would satisfy the current ZO requirements. The Board will take up this issue at its August 20<sup>th</sup> public meeting.

**Chester County Radio Program** – John Haynes, acting County Emergency Director as well as Jennifer Hanlin, attorney for the County were present to ask that the township waive their portion of the rental fee (\$4000/mo) on the cell tower located on township property if in fact the County were to locate on the tower. American Tower is owner of the cell tower and the township gets 50% of the \$8000 per month rental fees quoted by the County. Mrs. Hanlin stated that in our ordinance there is a section that states emergency service providers can locate on the tower at no cost, however it appears that American Tower considers that this only applies to the Township and not the County. Mr. Haynes also noted that emergency personnel will be receiving \$240,000 worth of equipment through this program, which is being funded by a large federal grant. Longwood Fire Company would be receiving this equipment. Mr. Scottoline moved to waive 50% of the monthly rental fee that would be received by the township for 5 years and revisit the arrangement after that time frame. A portion of the 50% of rental fee to be received by the township will go towards increasing the township contribution to the Longwood Fire Company. Mr. Fenton seconded the motion. All were in favor and the motion passed.

**Brandywine Creek Greenway program** – Beth Burman was in attendance and gave a presentation on the Greenway program being drafted by the Conservancy which is focusing on a system of linked trails and greenways. Public comment is due by the end of September. Greenway planning has been going on for the past two years. She went over the Pennsbury maps showing existing trails and greenways. The Conservancy is partnering with the Scenic Byway Commission and other organizations that are doing projects in this area. There is a link on our website for the Greenway project. Part 3 of this project is a tool kit which outlines regulations that can be considered by each municipality as well as resource maps.

**ZHB Decision re: Uhrík’s application** - Ms. Howley reported that the Uhrík’s were granted a zoning variance by the Zoning Hearing Board regarding swimming pool setbacks. The decision has not yet been received by the township.

**Steger Gowie has applied to the Zoning Hearing Board** to allow them to add 10 parking spaces along Route 1 for their office building. This hearing has not been scheduled yet. The Planning Commission will send its recommendation to the Board for consideration.

**Road Department Dave Allen** – reported the oil & chipping went very well this year. Also, used a fog sealer on Deer Path and Quail Run which has not been done before. They will monitor these roads to see how it holds up. Line painting will be done next week. Over the past few weeks there have been severe thunder storms and trees have come down with wires in them and roads have had to be closed as a result. Road closed barriers have been taken and not returned.

**Code Enforcement Officer Rusty Drumheller** reported he continues to work on Crosslands Wellness Center project making numerous inspections. Mechanical and plumbing permits are increasing because of the increase in small jobs by homeowners.

**Engineer Matt Houtman** reported that Fairville Village land development has been submitted and review on this is scheduled before the Planning Commission at its August 26<sup>th</sup> meeting. Mr. Houtman will also contact Mr. Lyman tomorrow about the cleanup of his basin which needed to be done a month ago. There is a problem with storm water management on this property on Pocopson Road.

Bob Crandell reported the Planning Commission discussed the VC and VR proposed bulk regulations at its July 9<sup>th</sup> meeting. The July 22<sup>nd</sup> meeting was spent continuing with the update of the SALDO with John Snook and Matt Houtman.

A bill list dated July 23, 2014 numbering 14862-14930 was submitted and approved for payment by the Board. With no further business the meeting adjourned at 8:30 p.m.

Respectfully submitted:

Kathleen Howley  
Township Manager