

August 20, 2014

The Board of Supervisors of Pennsbury Township held a regular meeting on Wednesday, August 20, 2014 at 7 p.m. in the township building. Supervisors Scottoline, Fenton, McIntyre, Solicitor Oeste and Kathleen Howley were present and the minutes of July 23, 2014 were approved as submitted.

Manager Kathleen Howley reported the following:

1. Messrs. Steger and Gowie were present to explain to the Board why they are applying to the Zoning Hearing Board for an additional 10 parking spaces for their commercial building on Rt. 1 at Old Baltimore Pike. They need the additional spaces to meet our zoning ordinance to accommodate an orthodontist who will occupy the bottom floor of their building – approximately 2600 sf. They also stated they would be meeting with their attorney next week to further discuss the application and whether or not another type of variance request would suffice. They do not use all of the approved 33 parking spaces in place now and the Board suggested that they might want to consider seeking approval for use of the existing underutilized parking spaces with the addition of the dentist office. Parking in the front yard along Rt. 1 is not supported by the Township Comprehensive Plan and is not permitted by the Rt. 1 Corridor and Brandywine Battlefield Overlay Article in the township zoning ordinance. Mr. Steger said they would request a postponement of the hearing that is scheduled for 8/28/14 and discuss with their attorney alternate options for the parking requirements.
2. Ms. Howley reported that Pension Plan MMO for 2015 is \$14,811. This information has been sent to PMRS.
3. Specification for the Road Department proposed storage building have been sent to Solicitor Oeste for advertisement and bid.

Road Department – Dave Allen report - Line painting of township roads has been completed and they are starting the second road bank mowing of the season. Installed a drainage pipe under Brintons Bridge Road at Pocopson Road. Will be trimming tree branches around signs and at intersections – school starts Monday, 8/25.

Township Engineer Matt Houtman reported the following:

1. Talked to Charlie Lyman (Maui Meadow Farm) about the cleanup/excel silt removal of his storm water management basin. Mr. Lyman tried to clean it up himself with no success. He has contracted with an excavating company to get the job done within the next couple of weeks. The Board stated that Mr. Lyman should have the job done by the next board meeting which is 9/17/14. Matt will follow up.
2. An escrow release #10 for Hawks Crest in the amount of \$47,125 was requested and approved by the Board. All board members voted yes. Mr. Houtman stated \$180,299 is remaining in escrow.
3. The first review letter for the Qualls land development plan (Fairville Village) has been completed and will be reviewed with the applicant and the Planning Commission at their 8/26 meeting.
4. Mikkelson lot line subdivision – The applicant has granted a 30 day extension for rendering a decision on the subdivision plan and the Board unanimously accepted it. Regester Assoc., Mr. Mikkelson's engineer, issued a letter dated August 12, 2014 revising their calculations for open

space. A copy was given to Mr. Houtman for his review and comment. The extension is to September 19, 2014. This will be discussed at the next supervisor's meeting on September 17th.

5. Mrs. DelCollo was present to discuss the proposed landscaping for their lot on Hickory Hill Road. The Board members did make an on site visit and are willing to work with Mrs. DelCollo on the placement and type of plantings. Supervisor McIntyre will be in contact with her in the next couple of weeks to discuss a path forward.
6. The township is in receipt of a letter from DEP regarding the maintenance of the Danby Dam at the Pennsbury Mill site. Mr. Houtman has been instructed by the Board to respond to the letter regarding the current condition of the dam. Mr. Houtman also noted that the decommissioning (demolition) of the dam would be a very expensive project possibly nearing \$100,000. A copy of the letter will also be sent to Pennsbury Historic Preservation Group who conducts school tours on the site.

Dennis Smith, Planning Commission Chair, stated members have been working on and discussing:

- Accessory structure regulations
- VC and VR bulk regulations. Will revisit this when Mrs. Luft returns from vacation in September.
- SALDO update
- Fairville Village land development plan – received Mr. Houtman's letter and will be reviewing this at the 8/26 meeting.

Alma Forsyth stated her concern with recent events in New Garden Township with respect to public companies accessing aquifers for selling bottled water and drawing down water tables. She noted that our township should be discussing how we can prevent this with possible amendments to our ordinances. A first step is that the Township will seek restrictions on aquifer utilization in the easement area owned by the township on part of the property once owned by the Mendenhalls.

A bill list dated August 20, 2014 numbering 14931-14996, State Fund 317-320 was submitted and approved by the Board. With no further business the meeting adjourned at 8 p.m.

Respectfully submitted:

Kathleen Howley
Township Manager