

May 20, 2015

The Board of Supervisors of Pennsbury Township held a regular meeting on Wednesday, May 20, 2015. All members were present as well as Solicitor Oeste and Manager Kathleen Howley. The minutes of April 15, 2015 were approved as submitted.

Springdale Farm Presentation

Realtor Kurt Schievert, Andrea Conner and Barn Manager Rachel Tenyson were present to explain what the prospective buyer's plans are for the Springdale Farm which was previously owned by Frank and Pat Mendenhall. Presently, the owners are CFP Associates and the potential buyer is Ken Burkley who owns Rivers Edge, a horse training facility in Flemington NJ and another facility in Wellington, Florida. The following comments were made by the prospective buyer's reps:

1. The new owners propose to use this farm as a training and housing of horses. There would be up to 50 horses on the property and some will be show horses which do not get turned out as much as other horses. The off the cuff estimate was about 50% show horses. They will rotate in and out.
2. Horse shows – once a month similar to what Vince Dugan has on Rt 926 in East Marlborough Township. Entry fees are charged for participants in the shows.
3. 60 acres will be purchased and most is under a conservation easement held by the township.
4. Will purchase the farm houses and barn and fix them up.
5. Ms. Tenyson will be living and working on the property managing the horse business.
6. Will also have other horses there for riding lessons and summer camp
7. 20-40 trailers will come in for horse shows which will run on weekends usually from 8 a.m. til 4 p.m. Many trailers can hold four(4) horses. There could be 50-100 horses depending on the show but usually less.

Supervisor Scottoline asked Ms. Conners to provide detailed information to the township on the physical address, township and use and management of Rivers Edge Farm facility in Flemington, NJ which she will send. Solicitor Tom Oeste state that notwithstanding how the property may or may not have been used relative to keeping of horses and horse shows in years gone by or whether or not it had been illegal or non-compliant, the present zoning ordinance prohibits a commercial horse business, the number of proposed horses on the property, as well as proposed horse shows, so they would have to apply for variances to the Zoning Hearing Board (ZHB). Several residents were in attendance, some expressing support and some expressing concern with:

Concerns:

1. Traffic especially from horse shows on weekend
2. Material used for animal care
3. Manure management & sanitation
4. Noise pollution from shows
5. Wells – sufficient water table and testing
6. Impact of trailers on local roads
7. Aquifer protection on the property

Supporter comments:

1. Traffic would not be as bad as it is now with the school buses in the area.
2. Liked the looks of their operation at Rivers Edge.

Bill Cochran, realtor for the seller stated he believed this is a unique opportunity for the township to have an upscale horse facility and have the historic structures restored. The Board thanked everyone for their comments. There is more information to be gathered and if the buyer moves forward, he would have to apply for variances to the ZHB which the Board in turn would comment upon on before a hearing takes place.

Manager Kathleen Howley reported the following:

1. Mr. Prince was granted a variance by the Zoning Hearing Board for a deck and pool for his home in Parkers Preserve. The written decision is forthcoming.
2. Mr. Brezski was present to explain to the Board why he is seeking a variance for impervious coverage as well as a possible setback variance for a pool on his property in Parker Preserve. The Planning Commission did not take a vote on this request since there was not enough information in the application. Supervisor Scottoline moved to take no position on the impervious coverage variance request for the proposed deck and walkway but to oppose the request for a pool variance because of lack of sufficient information. Supervisor Fenton seconded the motion and the motion carried.
3. Mrs. Mortazavi was present with her contractor, Mr. Esposito to explain their request for a Zoning Hearing Board application to install a pool and deck on their property in Parker Preserve. Mr. Esposito explained that the property is currently at 18% coverage and this would take the total coverage to 22%. The zoning ordinance limits impervious coverage to 15% including the swimming pool area. A discussion followed. There was concern voiced about "creep" in the variance requests over the past few similar requests, which have grown from 18% to now 22%. The argument that has been made by the applicants in Parker Preserve is that the HOA land that abuts their lots provides the added pervious area that the ordinance limitations intended. Supervisor McIntyre moved to take no position in this request and Supervisor Scottoline seconded the motion. Motion carried.
4. State Rep. Stephen Barrar will be hold a town hall meeting on Wednesday, May 27, 2015 at 6:30 in the Harris Room for Pennsbury and surrounding township residents.
5. Mr. Quillen has requested a zoning hearing board for a variance to erect a garage in his front yard. He lives on a corner so he has two front yards. This hearing is scheduled for June 18th.

Township Engineer Matt Houtman reported he made an inspection of the land disturbance by Mr. Dambro in Parker Preserve and noted that approximately (two) 2 acres of land has been cleared and grubbed. There is a small area of disturbance into the township Preserve property. The developer clearly violated the HOA restrictions and also the recorded plan notes. He did hydro seed to stabilize but some remediation should be suggested by the township. The Board will schedule a meeting with Mr. Dambro to discuss a remediation plan.

Hawks Crest has requested an escrow release in the amount of \$68,534.05. Mr. Houtman recommended release and the Board approved and signed the escrow release form.

A property owner on Fairville Road has planted bushes in the right of way and along the stream. Ms. Howley will ask Dave Allen to inspect and verify placement in the right of way which is illegal. The property owner will be contacted.

Dennis Smith reported the Planning Commission continues to work on definitions in the Subdivision and Land Development Ordinance (SALDO) review with the Brandywine Conservancy. Members also reviewed the zoning hearing board requests but did not take a vote because of lack of information. They will meet on 5/26 for a SALDO review. Their June meeting will cover the Quillen variance request, Village Residential (VR) zoning regulations and water exportation information sent by Mr. Oeste to the commission.

A bill list dated May 20, 2015 number 15540-15618, State Fund 337-339, was submitted and approved for payment by the Board and with no further business the meeting adjourned at 9:30 p.m.

Respectfully submitted, Kathleen Howley, Township Manager