

**PENNSBURY TOWNSHIP PLANNING COMMISSION MINUTES**  
**AUGUST 9, 2004**

Chairman Larry Anderson called the meeting to order at 7:30 p.m. Present were: Larry Anderson, Alma Forsyth, Bob Crandell, Michael Lane, Scotty Scottoline and Kathy Howley. The minutes were approved as submitted.

**Kissell Sketch Plan**

Michael Ciocco, engineer and Gary Scheivert, real estate agent were present to discuss a sketch plan for the Ward Kissell property – 5 acres on Hickory Hill Road just south of Hillendale Road. Mr. Kissell is proposing 3 additional lots served by a private driveway. Each lot is approximately 1 acre and his home plus outbuildings would be on a 1 ½ acre lot. The following was discussed:

Sight distance off Hickory Hill Road for the driveway

Hillendale School property is next to him and Mr. Faville's property is below him

There is a second dwelling on the property which cannot be used as a rental property.

Deed restricted area designated behind the accessory building to protect Mr. Kissell's viewshed.

Suggested Mr. Ciocco send Matt Houtman a copy of the plan and get his comments before he proceeds further.

Mr. Scheivert stated Mr. Kissell plans to sell only one lot at a time as he needs money to live.

Michael Lane noted discrepancies with the sketch plan as far as trees and placement of items – this should be noted and corrected.

Scotty Scottoline will study information on heliports and get back to the commission regarding an amendment. Ms. Howley stated that Mr. Drumheller would suggested a zoning permit be used for fences in order to make sure they are not violating setbacks. Mr. Drumheller will come to a future meeting to discuss this. Mr. Anderson announced his resignation from the commission because he has sold his home and will be moving out of the township. Members thanked him for his work and dedication.

With no further business the meeting adjourned at 9 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary