

**PENNSBURY PLANNING COMMISSION MINUTES
NOVEMBER 22, 2004**

Chairman Bob Crandell called the meeting to order at 7 P.M. Present were Bob Crandell, Michael Lane, Scotty Scottoline, George Asimos Jr, Alma Forsyth and Kathy Howley. Minutes were approved as corrected.

Karyl Kates – Open Space Design Option subdivision

John Fenn of Vandemark & Lynch and Mr. Bravacos, attorney, were present to discuss the revised subdivision plan using the open space design option. The plan calls for 3 lots being created with open space to be managed by a homeowner's association. A copy has been sent to Matt Houtman for his review. The following comments were made by members:

Storm water management area is designated on each lot. Can this be in the open space?

Applicant stated the Health Department has been notified and same areas as shown in previous plans are designated for sewage. It will be sand mounds on Hillendale Road.

Members asked if one driveway could be shared by two lots therefore reducing number of openings on Hillendale.

Wetlands and slopes must be netted out on the plan.

Can berms be created around the sand mounds to reduce the visual effect?

Garages on the two lots should face each other

Need to do an excellent landscaping plan because of the land being so open

Mr. Bravacos stated the subdivision and conditional use approvals will be addressed with the supervisors at the same time. Members will wait for Mr. Houtman's comments before addressing the plan again.

Comprehensive Plan Update – Carol Stauffer and Hillary Krummrich from the County were present to review the Transportation and Circulation Inventory section. The following comments were made:

Mr. Asimos asked if there could be more discussion on trails. Carol said this is covered in another section. Walking and biking should be referred to more of a recreational element and not for transportation.

Look into bike lanes for some roads

Traffic impact ordinance could secure funds for off site improvements. Carol stated that the township has good referencing to support an ordinance.

Clarify reference point for increase traffic volumes on Rt. 926.

Reference possible bike lanes for Rt. 52 starting at the Delaware border. There are bikes lanes in Delaware.

There will be no December meeting. The next meeting for the update is January 24th. With no further business the meeting adjourned at 9:30 p.m.

Respectfully submitted: Kathleen Howley, Recording Secretary