

**PENNSBURY PLANNING COMMISSION MINUTES  
JANUARY 10, 2005**

Bob Crandell called the meeting to order at 7:30 p.m. Members present were George Asimos Jr, Michael Lane, Bob Crandell, Scotty Scottoline, Stephen Bucci, George Beer, Tony Sciscione and Kathy Howley. The minutes were approved as corrected.

**Organization Meeting** – Scotty nominated Bob Crandell for Chairman. George Beer nominated George Asimos Jr for chairman. A ballot was taken and the majority of members elected Bob Crandell for Chairman. Bob Crandell nominated Scotty Scottoline for Vice Chairman and it was seconded. All were in favor. Tony Sciscione nominated Michael Lane for Secretary and all were in favor.

**Kates subdivision** – Matt Houtman submitted a review letter according to the open space design ordinance. No one was present representing the applicant. Members questioned what type of review this should be and if the applicant paid fees. A written conditional use application was not submitted with the plan. The township did not request additional review fees since the plan was originally submitted under a 3 lot conventional subdivision with waivers requested and then changed to the open space design option. Matt went over the comments in his letter. A copy was sent to the applicant. It was noted that John Spangler reported at the last supervisor's meeting that Mr. Bravacos suggested they may go to court on an appeal. Members requested that Mr. Bravacos put in writing exactly what he is asking the township to review and under what ordinance.

**Kissell preliminary review** – Catania engineering was present to go over Mr. Houtman's review letter. The County Planning Commission comments were also reviewed and the following noted:

The property is approximately 5 acres in a one acre zone. They are proposing 3 additional lots served by a common driveway off of Hickory Hill road.

Lots have been tested for sewage and replacement areas identified. Some lots will have sand mounds. The plan must have more detail put on it for this.

On lot seepage beds and wells noted.

Steep slope and wetlands must be netted out in lot calculations. This should be looked at again particularly with lot 4.

Matt will meet with the applicant to go over storm water calculations and plans. This is important particularly in light of the fact that the property owner below on Hickory Hill Road has some serious storm water problems.

Cross easements agreement should contain maintenance provisions for the common drive. This should be a note on the plan also.

Landscaping – providing buffering particularly along ridge above the pond.

Positioning of house is important – where will front door face?

Rusty Drumheller should comment on the use of the studio which is now an accessory structure.

Nonbuildable area on lot 3 – Mr. Kissell stated the only restriction is that no structure be placed in this area..

The revised plans addressing comments should be back to the Planning Commission for their February 14<sup>th</sup> meeting. The applicant will send a 30 day extension request before this meeting.

**Town Center commercial sketch** – Mr. Houtman reviewed his comments. Mr. Filler was present. Scotty Scottoline chaired this portion of the meeting. Mr. Houtman noted that there was not a lot of engineering done so his comments are general. The following was noted:

Auto dealerships are not specifically mentioned in the MU zoning. Therefore, Messrs. Spangler and Drumheller will

be asked their opinion as to whether or not this requires a special exception. It was noted that a zoning hearing board request was filed by the applicant early in '04 for the gas station but no meeting had been scheduled yet.

There is a need for sufficient landscaping on all sides of the properties.

There was not enough information given on the plan to address the natural resource protection standards of our ordinances.

Will need impact studies done at the preliminary plan stage.

Mr. Filler stated he will not entertain putting in the parallel road in the back for this version of the plan.

Mr. Lane commented that some thought should be given to the positioning of buildings on the westerly lot so that a village like effect could be achieved. It is apparent that no creative thought was given in the present plan.

Members requested Ms. Howley asks the supervisors for permission to hire a consultant to offer suggestions for this portion of the plan which has been engineered (not the auto dealership portion which has not been engineered).

Mr. Filler stated that the court case addressing the lawsuit scheduled for February 22, 2005 is off. A visiting judge must be located to hear the case. They are waiting to hear from the courts. However, they will continue to move forward with the use by right plan and now proceed to engineer it and seek township approval.

With no further business the meeting adjourned at 10 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary