

**PENNSBURY PLANNING COMMISSION MINUTES
JUNE 13, 2005**

Chairman Bob Crandell called the meeting to order at 7:30 p.m. Present: Bob Crandell, George Beer, Steve Bucci, Tony Sciscione, Michael Lane and Kathy Howley. The minutes were approved as submitted.

Kissell Preliminary Subdivision

Engineer Michael Ciocco representing Mr. Kissell was present to go over Matt Houtman's review letter. Mr. Houtman was also present. The following comments were made:

Mr. Ciocco stated they can meet the steep slope requirement as noted in Mr. Houtman's letter. Members agreed on a 40 ft common drive easement.

Issues outstanding on storm water calculations will be addressed during the final plan stage. It was noted that this will be important because of water problems on the property located below the site on Hickory Hill Rd.

Landscaping plan will be reviewed by Ann Walters in the final stage – importance given to the positioning of the homes as they are viewed from the road.

Members requested a note be placed on the plan stating "no further subdivision of lots" and also a note stating that "any historical artifacts found during excavation will be noted and township notified".

Lot area table needs to be updated to correspond with area of lots on plan

Pool to be filled with a protective lay of material – note placed on plan for this.

Bog Turtle – Mr. Ciocco stated a study has been done and nothing found on site. A copy of this report will be sent to the township. Members stated that the federal/state government agencies will have to be satisfied and the township will abide by what they say.

Members recommended the approval of the preliminary plan with the above conditions being satisfied.

Mr. Crandell reviewed the status of ordinance drafts and Steve Bucci will finish the tracking report. It was also noted that Mr. Becker has not established the HOA for Hillhurst. Jeff Berlin must also finish up with Ridge at Chadds Ford. Ms. Howley stated Mr. Berlin is due to appear at the next township meeting. With no further business the meeting adjourned at 8:45 p.m.

Respectfully submitted:

Kathleen Howley, Recording Secretary