

**PENNSBURY PLANNING COMMISSION MINUTES
NOVEMBER 14, 2006**

Chairman Bill Holloway called the meeting to order at 7:15 p.m. Present: Bob Crandell, Tony Sciscione, Bill Holloway, Michael Lane, George Beer and Kathy Howley. The minutes were approved as corrected.

Fairville Village – George Beer and Bob Crandell attended an informal meeting on November 10th with some property owners in Fairville Village to discuss possible development in the village. McCauley, McCausland, and McStay were present and George Beer gave a brief summary of their meeting. Also in attendance at that meeting were Karen Wood and Kathy Howley. The emphasis was finding a solution to the sewage question as well as parking in the village if development occurred. If discussion continues, members would encourage landowners to share in the cost of a planner for development of the village.

Dussinger Final Plan – it was noted that comments have been received from the County and Matt Houtman. Mr. Houtman's letter was reviewed and Ms. Howley reported that she had talked to Mr. Spangler, attorney, who confirmed that this was a special situation that required lot line changes to the Dussinger property as well as surrounding properties to solve a lot line problem and would not be required to get a variance. With no further discussion the members recommended approval of the plan with the condition that all of Mr. Houtman's comments be addressed and resolved.

Spano (Hawks Crest) Conditional Use Request – Mr. Spano and his attorney Mr. Adams were present. Mark Padula of Register Assoc. was also present to discuss and answer any questions with regard to the plan submission. Mr. Houtman's letter was also received and discussed. The hearing is set for December 18th at 7 p.m. in the township building. Members were requested to submit to the supervisors their comments on this request. The ten acre lot adjoining the subdivision is shown on the plan which can be confusing. Mr. Holloway suggested if they leave this on the plan, black line it only and color the area being considered for conditional use in their presentation. Mr. Padula stated they can take this lot off if needed. Mr. Houtman's main concern is how the open space on the plan will be managed – by individual lot owners or common open space by HOA. An HOA is not proposed. Members will submit their comments to the Board by December 18th.

Fedena ZHB 11/20/06 – members voted 3 to 2 not to offer any comments on this application since information was limited.

Pennsbury Village ZHB 12/7/06 – it was noted that this hearing is now being continued from earlier in the year. The western parcel next to the township property is being developed by Pennsbury Village Assoc. and they have a request before the township for a special exception to have a gas station and drive through eating establishment. Members voted 4 to 1 to oppose this application (Mr. Beer being for the proposal) based on environmental and engineering concerns.

Mr. Holloway stated that there are three members, Scotty Scottoline, Michael Lane and Tony Sciscione, who's terms are up at the end of the year. Mr. Crandell gave a summary of how candidates were handled by the planning commission and supervisors during the last round of appointments. Mr. Holloway asked the members if they wished to continue on the commission and they said yes. It is impossible to act objectively when 3 members desire to be reappointed therefore, the commission supports their reappointment and will not be a part of the interview process.

The next meeting will be November 28th. With no further business the meeting adjourned at 8:40 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary