

**PENNSBURY PLANNING COMMISSION MINUTES
DECEMBER 12, 2006**

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

Hawk's Crest

Bob Adams, Mr. Spano and Mark Padula were present to discuss possible conditions members could recommend for the conditional use hearing on Dec. 18th. Matt Houtman submitted a letter with some suggestions which was reviewed by members. It was noted that Matt and Mark Padula did meet last week and revised the plan in order to expand some of the rear yards in order to accommodate future structures without having to go to the zoning hearing board for variances. Mr. Houtman suggested an HOA or some other entity be established in order to address maintenance issues with the private road, open space and storm water management. Mr. Adams stated that it is his client's desire to have a declaration of restrictions handle all maintenance issues and he will be drafting this document. They are not committing to public water but members would like to see public water used. Members moved and passed to accept Mr. Houtman's suggestions as stated in the December 12th letter with the caveat that items 14 & 16 be either an HOA or declaration of restrictions be used. Members also recommend that the township should review our ordinances to amend for the mandatory use of public water if it is available within a certain amount of feet of a water line.

ZHB – PENNSBURY VILLAGE – WEST PARCEL COMMENTS

Mr. Holloway stated that it was inappropriate to recommend a denial of a request for special exception as was done at a previous meeting regarding the west parcel next the township building that is before the zoning hearing board. Members reviewed a set of conditions submitted to the zoning hearing board by Mr. Spangler on behalf of the township. That hearing is to be continued on January 18, 2007. Their concern continues to be environmental and if a spill were to happen from the proposed gas station, there should be a condition that states the owner should use all available measures to protect our waterways. Members will research more finite language on this and submit their recommendation to the supervisors for consideration before the Jan. 18th hearing. Michael Lane will email members his additional concerns regarding the historical structure on the west parcel.

The next meeting will be on January 9, 2007 at 7:30 p.m. – organizational meeting. With no further discussion the meeting adjourned at 8:30 p.m.

Respectfully submitted: Kathleen Howley, Recording Secretary