

**PENNSBURY PLANNING COMMISSION MINUTES
JULY 11, 2007**

Michael Lane called the meeting to order at 7 p.m. Members present were: Michael Lane, Bob Crandell, Steve Bucci, Mike Washko, Barbara Kurowski and Kathy Howley. The minutes were approved as submitted.

Pennsbury Village Presentation – Developer Tim Filler presented preliminary plans to members. Also submitted was a narrative of the project, traffic report, storm water management plans. The planning modules were not ready and will be delivered to the township next week. Steve Bucci recused himself from this portion of the meeting because of a possible conflict of interest. Barbara Kurowski asked if Bob Crandell should recuse himself because of a possible conflict of interest. As a result of a conversation with the township solicitor, Supervisor Ralph was present and asked Mr. Crandell to do the same. Mr. Crandell stated he would consult with his attorney on this and would not, at this time, comment on the plan being presented. Mr. Lane commented that there would be no decisions made on the plan and members were simply listening and would ask general questions. A set of plans were given to Mr. Houtman. He will determine if this is a proper submission and if not, Mr. Filler will be notified as to what is lacking.

Mr. Filler stated the following:

- The plan, which is comprised of two lots both adjacent to the township building, has 97 residential units, bank pad and office building.
- Access road is across the front of township property. This is something that the supervisors must agree upon. Access into these properties can be a right in, right out but Mr. Filler stated the design on the plan is a safer access. The proposed car dealership has a right in right out access because it is believed that there will be less volume of traffic versus residential units.
- The 3 acre lot on Hickory Hill Road is not a part of this plan. That is being retained for future use.
- The project should take 3 years to complete depending on the market. The infrastructure will be done first.
- Proposing a “no left turn” off Hickory Hill Road at Rt. 1
- Units will have a 2 car garage with parking in the back and on the street.
- Two residents questioned the disposition of the court stipulation and if that has any impact on the plan presented. The township will ask Mr. Spangler to get back to the Planning Commission on that issue.

Hawks Crest Final Review Plan – A review letter from Mr. Houtman was received by members. The HOA draft was also disseminated and a copy of Mr. Spangler’s comments on this draft were also received. Mark Padula, applicant’s

engineer, was present to answer any question. The following are outstanding issues which will be addressed:

- Have not received Anne Walter's final landscaping review letter
- Need DEP approval for planning modules. That should come in the next few weeks.
- PHMC has requested Mr. Spano have a metal detector go over the ground before construction which he has agreed to do. A copy of the historical study has been given to Susan Hauser, chair of the Township Historical Commission.
- Issues with storm water management will be addressed by Mark Padula and Matt Houtman. Mr. Houtman now has a copy of the HOA and will review it. Maintenance issues with stormwater and private road are addressed in the HOA and also put in notes on the plan. Members are encouraged to review this before recommending approval.

Members will wait to hear back from Mr. Houtman on outstanding issues. With no further business the meeting adjourned at 8 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary