

**PENNSBURY PLANNING COMMISSION MINUTES
MAY 27, 2008**

Chairman Mike Washko called the meeting to order at 7p.m. Present were Mike Washko, Michael Lane, Bob Crandell, Jim Ware, Lynn Luft, Barbara Kurowski, Aaron McIntrye, Steve Bucci and Kathleen Howley. The minutes were approved as corrected.

Parker/Hunting Hill Reverse Subdivision

Mark Padula of Register Assoc. was present to review the final plan which eliminates a property line between two lots owned by Susan Parker off of Cossart Road. This creates one large lot – 24+ acres. Mr. Houtman asked that all structures be located on the lot which was done. Receipt of comments from the County Planning Commission was noted. A number of waivers were requested and noted on the plans. With no further discussion Mr. Crandell moved to recommend approval of the plan and Barbara Kurowski seconded the motion. Motion carried. Mr. Padula will get the plans signed by the owner, notarized and have them ready for the June 18th supervisor's meeting.

Fiechter 3 lot Subdivision

Mr. Houtman issued another review letter on May 12th. There are two outstanding issues; dedication of right of way along Hillendale Road and riparian buffer ordinance compliance. Mr. Houtman stated that Mr. Fiechter does not want to show dedicated right of way along Hillendale Road. Mr. Houtman suggested that the plan can show the right of way lines along Hillendale and if the township or a utility company would need access to the right of way, it could be obtained when needed. It was suggested that members wait to see the response to Mr. Houtman's May 12th letter and revisit this at their June 24th meeting. This subdivision has an extension until 7/22/08.

Dewson 3 lot Subdivision

Dan Lutz and Tim Dewson were present to discuss Mr. Houtman's letter of May 3, 2008. County comments were also reviewed. Mr. Dewson stated that he now owns 4 lots totaling 40 acres and is working with NALT to put a conservation easement on the entire property. He could have 6 lots but will restrict the land to 4 lots. He has applied to DEP for a driveway which crosses a stream. He will also be applying for a special exception for this crossing to the zoning hearing board. The following was noted during the review of Mr. Houtman's letter:

- He may have to go to the zoning hearing board for compliance with our natural resource protection section of the ordinances
- Sewage – percolation tests were done and will be shown on the plans

- Storm water management – there will be additional discussion with Mr. Houtman and their engineer on several points for clarification.
- The proposed driveway will need a maintenance agreement and show ownership.
- The easement will speak to no further subdivision of the lots.
- Riparian buffer ordinance – the easement should cover this and the open space management plan. Mr. Lane suggested evergreens be planted for buffer between Fairville Road as well as the McCoy property. Mr. Dewson invited Mr. Lane to meet him at the property and offered to show anyone the landscaping plan which has also been shown to Karen Travers of the Pennsbury Land Trust. Karen has been working with Mr. Dewson on the replanting of native plants on the properties.
- There was discussion on the protection of the wetlands during construction.
- Mr. Dewson also stated he would share the easement language with us once done.
- The proposed retaining wall will be rock/large boulders and natural looking. Mr. Lane requested to see a sketch plan of where the woodland areas will be.
- Mr. Dewson has requested a 90 day extension which will be covered at the June 18th supervisor's meeting. The new deadline would be 9/11/08.

With no further business the meeting adjourned at 8:15 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary