

**PENNSBURY PLANNING COMMISSION MINUTES
OCTOBER 14, 2008**

Chairman Mike Washko called the meeting to order at 7 p.m. Present: Mike Washko, Bob Crandell, Aaron McIntyre, Michael Lane, Barbara Kurowski, Lynn Luft, George Beer and Kathleen Howley. The minutes were approved as amended.

There was a moment of silence for the passing of George Brutscher who was a well respected attorney in our area and also the township's zoning hearing board attorney. He died suddenly on October 11, 2009 and will be greatly missed.

Dewson 3 lot subdivision – Mr. Houtman was present to go over his letter on the revised preliminary/final plans submitted. The extension date for approval is December 11, 2008. Mr. Dewson's engineer went over the plan and Matt's comments. The majority of Mr. Houtman's comments have been satisfied. The following was noted with regard to Mr. Houtman's comments

- Applicant added terrace/retaining walls along the driveway. Members would like to see some type of landscaping for these walls. Also some storm water management changes with Mr. Houtman's concurrence have been made. Also requesting applicant to add cross-sections of the retaining wall to the detail plans to see how big it is and what kind of material it will be constructed of.
- The plan must go before the zoning hearing board for the placement of the stream culvert.
- Planning module exemption has been sent onto DEP by the township.
- Mr. Houtman stated he will be working through the outstanding storm water issues with the applicant's engineer.

Mr. Dewson's attorney, Ed Foley was present and stated that his client will be putting on a conservation easement on the entire property that he owns along Fairville Road. This includes the McCoy property and that lot will be added onto the present subdivision plan that is now before the township. They intend to continue to market the McCoy property and will not demolish it unless they find a buyer who wants this done. The township Historic Commission has sent a recommendation to the supervisors for demolition of the house. The engineers will continue to work with Mr. Houtman on revising the plans and be on the November 25th agenda.

Windmill Hollow- Marina Hollingshead was present representing Mr. Sanford. She thanked the members for visiting the property and also Mr. Houtman who walked the site and gave additional comments for the technical review of the plans. Mrs. Hollingshead would like the member's opinion on the proposed entry way into the development off Brintons Bridge Road and some alternatives which

she presented to members. After much discussion the majority of members favored the cottage entrance rather than the one on the proposed plan. She also talked about the emergency access way and the last two lots using an existing driveway that the main house uses. This would also shorten the cul de sac. Members agreed with this. She thanked them for their input and will continue to work on revising the plans. They will also be asking for a 90 day extension.

Mr. & Mrs. Mateson has submitted a lot line change for their property on Raintree Road. Plans have been disseminated and we will await review letters.

Members have no further comment on the application before the zoning hearing board by Paul Haldeman. They encouraged Mr. Haldeman to do a traffic study for his building and the parking area which he is in the process of doing.

Sunrise Planning Module Form 4A was signed by Mike Washko as chair of the Planning Commission.

Pennsbury Village Planning Module Form 4A was also signed by Mr. Washko after some discussion. All members present voted to sign the form except Lynn Luft and Aaron McIntyre voted no. Bob Crandell abstained.

The next meeting will be with the County continuing the update of the zoning ordinance which will be November 11th at 7 p.m.

With no further business the meeting adjourned at 8:30 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary