

PENNSBURY PLANNING COMMISSION MINUTES
APRIL 9, 2019

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present: Dennis Smith, Lynn Luft, Corinne Murphy, Jim Ware, Jeff Streitel and Kathleen Howley. The minutes of March 26, 2019 were approved as amended.

Review of Mr. & Mrs. Schaller's Zoning Hearing Board Application – Present were Mr. & Mrs. Schaller along with their engineer John Mullin, Attorney Mark Sophocles and pool rep Darren Risser. Dennis Smith gave an overview of the zoning hearing process and procedures.

The property owners would like to install an inground pool and need relief from zoning regulations for impervious surface. Their lot has a long driveway which adds to the impervious coverage percentage. The limit is 15% and they are already at 16%. The pool would put them at 19.7% impervious coverage. They believe this is a minor variance and emphasized that this would be in keeping with what is already in their neighborhood. There was discussion on how they might reduce that percentage. Noted on the plan was a pool size of 899 sf as well as a dry well to contain all storm water runoff. There was also discussion on why the township is at 15% for this particular zoning area. A variance does require the applicant to prove a hardship.

The applicant's next step would be to appear before the Board of Supervisors to address why they are requesting a variance. The next BOS meeting is April 17th or May 15th. The applicant and their attorney will discuss further the applicant and let the township know which meeting they will attend. With no further discussion Lynn Luft moved to recommend a neutral position to the BOS and Jim Ware seconded the motion. A vote was taken and all were in favor. Motion passed.

Dennis Smith noted the next PC meeting is April 23rd which is also the night of the ZHB for Raintree Road lots. He also stated that Corinne Murphy has agreed to look into the issue of whether or not the township should delete the Open Space Design Option in our ordinances. This has been an issue in the last few years and one of the township's goals and objectives to look into and research further.

With no further business the meeting adjourned at 7:10 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary