

PENNSBURY PLANNING COMMISSION MINUTES
JULY 9, 2019

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present were Dennis Smith, Mike Clements, Jim Ware, Lynn Luft (by phone) and Kathleen Howley. The minutes of June 25, 2019 were approved as submitted.

O’HAIR 3 LOT SUBDIVISION REVIEW – Township Engineer Matt Houtman was present to go over his review letter dated July 2, 2019. Tom Schreir from Hillcrest Assoc., applicant’s engineer, was present and gave a background review of the minor subdivision submitted. He stated the service road for access to lot 1 will remain in the ownership of lot 2 (O’Hair). There are large trees that they want to maintain ownership of along the road. There will be three lots, 2 of which will be 10 acres and the O’Hair’s house lot will be 15+ acres. It was mentioned that there is a potential buyer for the O’Hair lot as well as lot 1 along Fairville Road. At this time there is no construction planned for lot 1 although there is a house site noted on the plans. Matt Houtman went over his comments and the following is noted:

Zoning:

1. #2 – the building restriction lines are “proposed” for the area that will be incorporated into tax parcel 64-5-31.
2. #3 – the new lot created along Fairville Road does not appear to have to seek any special relief from the township if a home was built on it. The proposed house is sited on the plan and soils will be tested to make sure on-lot sewage is possible although there is no construction planned at this time for that lot.

SALDO comments - #8 is an error and does not apply and #9 should be included as a waiver request. Mr. Houtman went over the waivers requested and there were no major issues. This list will be updated based on discussion.

Mrs. Luft requested clarification and discussion on the following:

1. A landscape buffer should be reviewed by the township before the development of Lot 1. Mr. Houtman commented that this can be done when a permit to build a house is requested and during the land disturbance permit process. A note can be added to the plan
2. What is the origin of the stream on the property and is there a culvert under the service road for the stream? The wetlands report shows this information. Ms. Howley has a copy for anyone’s review.
3. It should be noted on the plan that the property is listed in the Twin Bridge Historic District as well as the Township Historic Survey.
4. The township Comprehensive Plan states that Fairville Road and Stockford Roads are scenic roads and the woodlands should be preserved if possible.
5. Lot tax parcel 64-5-31 should be sufficiently buffered from the O’Hair lot as well as along Stockford Road

The Chester Co. Planning Commission review letter recommended these lots should be restricted from further development. Members asked Mr. Schrier about this and he said lots 1 & 3 cannot be further

subdivided and will have that discussion with the O’Hair’s for their 15+ acre lot. Additional notes to be added to the plan:

- The site contains Historic Resource #100 (class 2) as listed within the Pennsbury Historic Resource Survey 2009
- The property is located within the Twin Bridges National Historic District recognized by the National Park Service, 2018
- Fairville and Stockford Roads are listed as “scenic roadways” in the 2006 Pennsbury Township Comprehensive Plan

Dennis Smith moved to recommend approval of the plan to the Board of Supervisors with the following conditions:

1. Satisfactory resolution of items listed in the Township Engineer’s review letter dated July 2, 2019.
2. The recording of a cross-easement agreement for the driveway access to Lot #1 to be approved by the Township Solicitor
3. Notation placed on plan for the installation and maintenance of a landscape buffer to screen the view of any proposed development on Lot #1 from the view of Lot #2, to be approved by the Township Engineer and Solicitor.
4. A Declaration of Protective Covenant for the management and maintenance of the riparian buffers, to be approved the Township Solicitor, and recorded at the Chester Co. Recorder of Deeds.

Mr. Ware seconded the motion. All were in favor and motion passed. Mr. Schrier requested the subdivision be placed on the BOS agenda for 7/17/19.

Because of vacations and no pending agenda items for 7/23, the next meeting will be cancelled.

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

Respectfully submitted:

Kathleen Howley
Recording Secretary