

PENNSBURY PLANNING COMMISSION MINUTES
MARCH 12, 2019

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present: Dennis Smith, Jim Ware, Jeff Streitl, Lynn Luft, Corinne Murphy and Kathleen Howley. The minutes of 2/26/2019 were approved as submitted.

Zoning Hearing Board Applications for 5 and 19 Raintree Road- Dennis Smith gave an overview of the process for making an application to the Zoning Hearing Board. Present were Broderick Harrison, Wali Rushdan, attorney for lot owner Broderick Harrison as well as a representative from D.L. Howell Engineering who prepared the plans for lot development. The applicant is seeking special exception as well as a variance for developing both lots which need relief for intrusion into the riparian buffers and other natural resource areas. There were a number of Raintree Road residents present with questions and concerns regarding the development of these lots. The following was noted:

1. **#5 Raintree Road** – a portion of the driveway and house are impacted by Riparian Buffer Zone 1 and Zone 2. There was discussion regarding the water flow across the lot and what the development of this lot would do to that water flow. Some of the flow will be directed to the wetlands area near the road and other flows would be directed around the house to the other side and into a basin. Mr. Rushdan stated there will be a reforestation plan for the lot staying in keeping with the area. The house proposed will be 4600 sf. and the driveway 4300 sf. It was agreed that the Township Engineer, Matt Houtman, will review and approve the plans for water flow as this lot moves forward with development. Dennis Smith moved to recommend the Supervisors support this application conditioned upon Mr. Houtman’s successful review of the storm water management plan. Corinne Murphy seconded the motion. A vote was taken and 4 members supported the motion, one did not. Motion carried.
2. **#19 Raintree Road** - Mr. Rushdan stated the plans submitted for development of this lot does not have any more intrusion into the riparian buffer zones than the previous application submitted and approved by the Zoning Hearing Board for the Wilson’s in 2014. This is not the same type of house being proposed and therefore relief is being sought from the Zoning Hearing Board. 86% of the lot impacts the riparian buffer zones which leaves 275 sf of the lot buildable without relief. None of the proposed development impact the flood plain. There will be fill dirt in Zone 1. The house proposed is 3500 sf. and driveway 2600 sf. A reforestation plan is proposed along the stream. Jim Ware moved to recommend to move the plan onto the Supervisors and members stay neutral. There was no second, motion failed. Corinne Murphy moved to recommend to the Board of Supervisor to remain neutral on this application. Dennis Smith seconded the motion and a vote was taken – 4 yes, 1 no. Motion carried.

The next PC meeting will be March 26th starting at 4 p.m. with a planning seminar with the supervisors. The regular PC meeting will start at 5:30 p.m. With no further business the meeting adjourned at 8:45 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary