

**PENNSBURY PLANNING COMMISSION MINUTES  
SEPTEMBER 22, 2020**

Chairman Dennis Smith called the meeting to order at 5:30 p.m. A virtual meeting was held and present were Dennis Smith, Mike Clements, Jim Ware, Corinne Murphy, Lynn Luft and Kathleen Howley. The August 25, 2020 minutes were approved as submitted.

**Sketch Plan – Eric Adams** – Mr. Adams lives on Ponds Edge Drive. There are three lots of which his parents, when living, gave one to him (Lot B) and to his sister (lot C). His parents lived on Lot A which was sold when they passed away. Mr. Adams bought lot C from his sister and he would like to combine lots B & C for estate purposes. He does not intend to build on lot C because of the terrain. He intends to stay in his home on lot B and no further plans to build anything else. There is an easement over lot A to get to his property and members suggested he investigate whether or not he needs to amend the easement because of the reverse subdivision. Mr. Adams thanked members for their input and he plans to proceed with Register Assoc. to get this done.

**Reese ZHB application – Dennis** Smith went over with Mr. Reese the process for his application to the Zoning Hearing Board to construct an addition to his garage asking for a variance for impervious coverage. Mr. Reese explained why he is asking for the variance. The lot is at 25% coverage which is over the maximum allotted. The lot was built around 2002 and it appears the improvements were done by 2004. The pool was permitted by the township. Mrs. Luft pointed out that the structure is within 10 ft of the house which does not make it an accessory structure. She also questioned the need for septic backup area as well as determining if the stone walkway and drive is impervious or pervious. The application shows this as being impervious which adds to the variance requested. The property is zoned R4 and the impervious maximum coverage of 20% is the same under the 1982 zoning as it is in the 2012 version. Mr. Reese was instructed to talk to Mr. Houtman regarding the septic and if gravel/stone is pervious or impervious. This would be helpful to get an answer on these issues before meeting with the Zoning Hearing Board. Ms. Howley will also call Mr. Houtman about this. With no further discussion, Mr. Smith moved to recommend Board of Supervisors take a neutral position and also have Mr. Houtman address the septic and gravel/stone issues before the next BOS meeting. Jim Ware seconded motion. A vote was taken and all were in favor.

Willie Roldan was not present to discuss the special event permitting. Mr. Smith sent him an email advising him our next meeting is October 27<sup>th</sup>. The members will meet virtually on October 13<sup>th</sup> at 4:30 p.m. for a workshop to finish discussion on solar energy ZO changes.

With no further discussion, the meeting adjourned at 6:45 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary