

PENNSBURY PLANNING COMMISSION MINUTES
AUGUST 23, 2022

The meeting was called to order by Chairman Dennis Smith at 5:30 p.m. Present: Dennis Smith, Kay Ellsworth, Jeff Streitel, Alan Matas and Corinne Murphy (by phone). The minutes of July 26, 2022 were approved as amended.

Sketch Plan submitted by Mr. DeMarco for 414 Old Baltimore Pike (Geewax). Present were Mr. DeMarco, Dennis O’Neill, planning engineer and Mr. Geewax’s realtor. Mr. O’Neill distributed a copy of the sketch plan which showed 24 3-bedroom townhouses and 18 condominiums – 42 total dwelling units. He stated according to our ordinance this type of development is allowed under conditional use. All of the flood plain and steep slope has been deducted. This leaves 7.8 acres of net land developed for housing. Townhouses would have a one car garage with an additional car parked in the driveway. The existing structures on the property would be converted to condominiums. The property has been vacant for some time and Mr. Geewax would like to sell it according to his realtor. Judi Wilson, Chairperson of the Historic Commission noted there is a historic home on the site and any renovation would come before the Historic Commission. She said the Township is interested in adaptive reuse and look forward to seeing plans for renovation. The development would have on-site sewage and water. They are looking into public water. They have contacted Chester Water Authority which has water lines nearby. An HOA would take care of sewage and water maintenance. The entrance to the site is 35 feet wide initially. They propose a 50 ft wide access starting at the Geewax property line. Mr. Geewax’s realtor did state that he owns the property on Old Baltimore Pike at the accessway and would be open to discussion on making it a 50 ft wide accessway into the property. Several residents were present and expressed their concern with the density of development, impact of additional traffic on Old Baltimore Pike and bog turtle colony on adjacent property. Mr. O’Neill said their next step is to sit down with Township Engineer, Matt Houtmann and go over the plan before they come back to the township. Board members thanked them for their presentation.

Ms. Howley stated the township does not have any **regulations for Airbnb** and the State Supreme Court decision of 2018 stated that Airbnb are illegal based on the municipal definition of “family” in that case. Some municipalities have chosen not to regulate them while others have some level of regulation. Kay Ellsworth will look up the case and report back to members.

Protection of trees and riparian buffers – Dennis Smith reminded the group of the upcoming workshop on August 31st. At that time there will be discussion on whether or not our ordinance needs to be more restrictive on protection of trees and riparian buffers – or not. How detailed should we be and is there a way to have some restrictions on individual properties.

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

Respectfully submitted:

Kathleen Howley
Recording Secretary