

**PENNSBURY PLANNING COMMISSION MINUTES  
DECEMBER 13, 2022**

Chairman Dennis Smith called the meeting to order at 5:30 p.m. Present were Dennis Smith, Corinne Murphy, Kay Ellsworth, Alan Matas, Mike Clements and Kathleen Howley. The minutes of November 15, 2022 were approved as submitted.

**Trammel ZHB application – 508 Hillendale Road** – Tom Schreier of Hillcrest Assoc. was present to review with members the application for variances. There is a lot line adjustment subdivision before the township but before that can get approved, certain variances are being requested for the exception lot created when the Trammel's put a conservation easement on the property. The exception lot which will be a house site contains steep slope and other issues that the property owners want to resolve before completing the subdivision. They are seeking variances for steep slope, intrusion into zone 1 riparian buffer and side yard setback. The building envelope side yard is next to dedicated Twin Turns open space. There was a question as to the expiration date of a variance since this lot may not get developed for another year. Tom Shreier stated the variances granted will be put on the plan when recorded and goes with the land. Ms. Howley said she would check with Tom Oeste as to an expiration date, if any. Planning Commission members did conduct a site visit last week. With no further discussion a motion was made to support the application and the motion was seconded. A vote was taken and all were in favor. Motion passed. The application is on the Supervisor's agenda tomorrow night 12/14 and the hearing is scheduled for Thursday, December 15<sup>th</sup> at 7 p.m. in the township building.

**1011 Baltimore Pike Lot Line Consolidation Plan** – Engineer Joseph Russella from D.L. Howell & Assoc. was present to review Matt Houtmann's December 8<sup>th</sup> letter regarding the consolidation of 3 lots into one lot. There is no construction planned for the site. Mr. Russella issued a letter dated December 12, 2022 responding to all items in Mr. Houtmann's letter. It was noted that Mr. Houtmann has requested the Code Enforcement Officer make a site visit to the property to verify the present use of the buildings. With no further discussion, members voted to recommend approval of the plan subject to compliance with all items in Mr. Houtmann's letter of December 8, 2022. The motion was seconded and a vote taken. All were in favor and the motion passed. Mr. Russella requested the subdivision be placed on the Supervisor's agenda for January 3, 2023.

Dennis Smith stated the organizational meeting will be held on Tuesday, January 24, 2023 at 5 p.m. and the regularly scheduled meeting will follow directly afterwards.

With no further business the meeting adjourned at 6:30 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary