

Pennsbury Township Planning Commission Minutes

December 11, 2024

Chairman Dennis Smith Called the meeting to order at 5:30pm. Present: Dennis Smith, Kay Ellsworth, Mike Clements, Alan Matas, Karen Meloney, George Trammell, Matt Houtmann, Judi Wilson, and Dan Boyle. The minutes of November 11, 2024 were approved as amended.

Discussion on Siegfried Consolidation and Development Plan—1451 Fairville Road

Attorney Max O’Keefe introduced the Siegfried consolidation and development plan at 1451 Fairville Road which includes the consolidation of five parcels into one large home with accessory structures. The review letter by Township Engineer Matt Houtmann was discussed and in particular focus was placed upon the improvements within the riparian buffer area. The applicant responded by shifting the concrete pond and driveway 25 feet south and reducing the size of the pond by 5%.

The Historic Commission express concerns about the size and design of the proposed house. They also expressed concerns about the impact on the neighborhood and the potential for future development. The applicant indicated that the proposed house is not intended to be a commercial development and that the current plan is for a single-family home.

The Planning Commission recommended approval of variances and special exceptions, including a 1070 sq. ft. pool, 34.7% disturbance of prohibitive slopes, and a 16-ft gatehouse. Both the Township Engineer and the Planning Commission proposed a deed restriction to prohibit future subdivision of the property. A motion was made to recommend approval of the reverse subdivision application, which was seconded and approved unanimously.

Discussion on Chacko Pool Application--6 Colonial Drive

Sylvan pool representative Michael Neileo presented the pool application with a net increase of 254 sq. ft. impervious cover, explaining the existing conditions and the proposed changes to minimize impervious cover. The proposed plan includes removing existing patios and walkways to accommodate the pool and new patio area. He highlighted the stormwater management system and the relocation of the septic system to avoid existing impervious areas. The commission discusses the impact of the proposed changes on the property and the surrounding area.

The Planning Commission referenced past records, noting that a previous variance application for a pool was denied in 2016. They indicated that the proposal does not align

with the township's ordinances and the broader planning considerations. The Planning Commission votes to recommend denial of the application, with a motion made and seconded. The motion carries by a vote of 4 to 2.

VPP project update

Karen Meloney discussed the upcoming meeting in January 10th to review the ordinance and the memo for the solicitor concerning the ACRE ordinance.

The next meeting is scheduled for January 8, 2025 at 5:30 p.m. With no further discussion the meeting adjourned at 7:55 p.m.

Respectfully submitted:

Dan Boyle

Recording Secretary