

Pennsbury Township Planning Commission Minutes

April 9, 2025

Chairman Dennis Smith called the meeting to order at 5:30pm. Present: Dennis Smith, Kay Ellsworth, Karen Meloney, Alan Matas, and Dan Boyle.

The minutes of March 12, 2025 were approved as amended.

ZHB Application—19 Raintree (Canlan Builders)

The applicants were represented by John Kiefel--attorney, Justin Brewer--engineer, Joe Willis--Construction Manager, and Jack Canlan--principal owner.

Dennis Smith pointed out that this property was the subject of two prior ZHB applications.

Mr. Kiefel provided an overview of the project which focused on a proposed single-family residence. His key points included the property's unusual shape, bounded by water flow and woodlands, and the need for special exceptions due to riparian buffer zones. The proposed house, with a basement and 5,500 sq. ft. living space, would have a minimal impact on the environment, with a stormwater management plan using the existing pond.

Specifically, the applicant indicated that their application has a slightly smaller foot-print and would include more modest excavation than the two previous applications.

The areas of disturbance in Zone 1 and 2 are approximately 8,250 and 13,697 feet respectively.

The applicant stated they would follow Best Management Practices for storm water management and use the existing pond as a "wet pond" per DEP guidelines. In addition, preventative measures will be taken during and after construction (e.g. screenings, plantings, etc.).

NB. The Raintree HOA did not attend or comment.

A motion was made to recommend that the Board of Supervisors support the application, upon the condition that the SWM requirements provided by Township Engineer Matt Houtmann are followed. The motion was seconded and with unanimous consent the motion passed.

The meeting discussed issues with the PC's application process, highlighting the need for complete documentation, including deeds. A review meeting is planned to address procedural inconsistencies, such as the number of copies provided and digital handling. The board emphasized the importance of consistency and thoroughness in application reviews, with plans to finalize and seek feedback on the new process.

A joint Board of Supervisors/Planning Commission meeting was scheduled for May 15th at 11am to be held at the Township Building. Topics to be considered are “impervious coverage” and any other topics of interest.

The next meeting is scheduled for May 14, 2025 at 5:30 p.m. With no further discussion the meeting adjourned at 7:20pm.

Respectfully submitted:

Dan Boyle
Recording Secretary