

June 11, 2020

The Board of Supervisors of Pennsbury Township held a special advertised meeting starting at 7 p.m. on Thursday, June 11, 2020 to discuss the option of a flag lot on the Hall proposed Subdivision for lot 4, subdivision plan dated October 28, 2019 and prepared by Hillcrest Assoc. Present were Supervisors Fenton, McIntyre, Boyle, Solicitor Oeste and Manager Kathleen Howley. The meeting was called to order by Chairman Fenton and the applicant invited to make their presentation.

Hillcrest Assoc, Tom Scheier was asked by the Hall's attorney, Max O'Keefe to present the plan and talk about the location of the flag lot. He talked about the location of all lots, three additional lots, as well as the main lot with the Hall's house on it. There is a stream that bisects the lot running east to west and all three proposed lots will come off of Cossart Road. They will restrict those lots from further subdivision. Their presentation tonight only deals with the supervisor's approval of the location of the flag lot. There are other issues with the plan that will be addressed as the plans are reviewed by the township.

Ryan Jennings, attorney representing Lucy Oblonsky, neighbor, was present and offered that there are other ways to subdivide the property which would not have the environmental impact that the proposed flag lot does which appears to be the most profitable for the Hall's. Mr. O'Keefe stated there are other alternate configurations but if they all conform to our regulations, then they are all viable and the applicant can choose which one moves forward. Mr. Jennings stated the flag lot shown disturbs more and, in his opinion, most undesirable. Ms. Oblonsky voiced her concern with a long asphalt driveway and storm water management issues. She thanked the supervisors for their time spent on these issues.

Mr. Houtman, Township Engineer, distributed a series of alternative configurations for the site. He went over the pros and cons of each of them with the Board and all present. Plan "D" was the least desirable because although it had the least potential disturbance, it goes by the back side of the Hall house and there are privacy issues. Mr. Hall stated he would not consider that configuration. Mr. Houtman's recommendation would be Plan "E" which has the best location and shifts the driveway east, away from the Oblonsky property. The pole portion of the flag lot would be made part of lot 4 and not require an easement over lot 3. The Board of Supervisors recessed with Mr. Oeste to discuss matters. After 10 minutes the Board reconvened the meeting and Supervisor McIntyre made a motion to grant permission to create the flag lot as generally depicted with conditions which are attached to these minutes. Supervisor Boyle seconded the motion. With no further discussion, a vote was taken and all members were in favor. Motion passed. With no further business the meeting adjourned at 8:20 p.m.

Respectfully submitted:
Kathleen Howley
Township Manager