

November 17, 2021

The Board of Supervisors of Pennsbury Township held a regular meeting on Wednesday, November 17, 2021 at 7 p.m. in the township building. Present were Supervisor Boyle, McIntyre (by phone), Solicitor Tom Oeste and Kathleen Howley. The minutes of October 20, 201 were approved as submitted.

Hearing – Purchase of conservation easement for Anderson Property

A hearing was duly advertised to consider the use of open space funds for the purchase of a conservation easement to be placed on property owned by Basil and Patricia Anderson at 1691, 1693, 1695 E. Street Road. Brandywine Conservancy is handling the purchase and the township will be paying for the easement as well as the Conservancy's expenses. Discussion followed as to what the easement restrictions might be. Supervisor McIntyre moved to authorize the participation by Pennsbury Township and an expenditure not to exceed \$280,000 from the Township Open Space Fund to fund the acquisition of a conservation easement and pay associated costs, in cooperation with the Brandywine Conservancy, on the properties of Basin and Patricia Anderson and Street Road LLC, approximately 41 acres subject to the easement; and to authorize the Township Manager, Treasurer and Solicitor to prepare and execute all necessary documentation and issue checks in total amount not to exceed \$280,000 to finalize the transaction. Supervisor Boyle seconded the motion. With no further discussion a vote was taken. All were in favor and the motion passed. See **Open Space Hearing addendum** attached to these minutes.

Township Manager Kathleen Howley reported the following:

1. Resolution #2021-11-17-1 transferring monies from the ARP Fund to the General Fund was introduced for Board approval. Supervisor McIntyre moved to pass the resolution and Supervisor Boyle seconded the motion. All were in favor and the motion passed.
2. Centreville School Subdivision extension – Attorney Marc Kaplan representing Broderick Harrison, developer was present to offer an **extension for subdivision approval to December 20, 2021**. Supervisor McIntyre moved to accept the extension and Supervisor Boyle seconded the motion. With no further discussion a vote was taken. All were in favor and motion passed.
3. The proposed 2022 budget has been advertised and posted on November 5, 2021. The budget will be considered for adoption at the Supervisor's meeting on December 8, 2021.
4. The Gables Restaurant Zoning Hearing Board hearing was held and members granted the requested variance with conditions. The township is waiting on the decision from Attorney Ed Foley.

Roadmaster Dave Allen submitted the following report:

1. Pipe crossing on Hickory Hill Road has been black topped and storm inlet lowered.
2. Line painting STOP bars has been done. RR crossing is on back order
3. Co-op salt bid went to Morton Salt at \$71.87 per ton. State Bid went to American Rock at \$63.01 per ton. Last year's numbers were \$51.80/ton and \$62.01/ton.

4. Finishing brush chipping this week and salt spreaders go on Nov. 22nd. Salting and plowing will take longer this year since we are one man down.

Centreville School Subd. – Marc Kaplan, attorney and Broderick Harrison, developer, were present to discuss outstanding issues on the right of way along Raintree Road where there will be two additional lots being proposed. Mr. Kaplan said his client has approached the HOA to discuss inclusion in the HOA and paying any fees associated with that. They have not heard back from the HOA. Mr. Kaplan believes that a reasonable resolution is in sight and wanted to explain to the Board their position. Mr. Houtmann has not issued a final review letter until the right of way issues are resolved. Mr. Kaplan and his client plan to attend the Board's December 8, 2021 meeting to finalize approvals. Supervisor Boyle thanked them for their attendance and discussion. The township will have this on their agenda for that evening.

Dennis Smith reported the Planning Commission met on November 16, 2021 to complete work on the solar amendment. Mike Clements has revised the draft from Tom Oeste and will send to Ms. Howley for distribution to Tom Oeste, Matt Houtmann and Rusty Drumheller for completion. The Planning Commission is requesting the final draft from Mr. Oeste by December 14th to be reviewed at their meeting. The Shipe and McCloskey solar applications will be reviewed at the December 14th meeting.

Lynn Luft asked about landscaping changes that were recommended in the historic impact study for the Centreville School. Mr. Oeste said the Historic Commission should send this request to the Board to be considered.

A bill list dated November 17, 2021 numbering 20097-20130 and State Fund #489 was submitted and approved for payment by the Board. With no further business the meeting adjourned at 7:35 p.m.

Respectfully submitted:

Kathleen Howley
Township Manager