

November 16, 2022

The Board of Supervisors of Pennsbury Township held a regular meeting on Wednesday, November 16, 2022 at 7 p.m. in the township building. Present were Supervisors McIntyre, Fenton, Solicitor Oeste and Manager Howley. The minutes of October 19, 2022 were approved as submitted.

**Bennett's Run Watershed Conservation Study** – Rob Daniels from the Brandywine Conservancy was present to give an overview of the study recently completed. He stated that most of the stream is high quality water located in Pennsbury Township. The Conservancy partnered with Longwood Garden and Kendal/Crosslands as well as surrounding townships. Most of the land along the stream is privately owned. The did get public input the map of the study is available online at the Conservancy website. The project was funded by the William Penn Foundation, Longwood Gardens and Kendal Crosslands. The next step is focusing on 10-20 years of study implementation. Mr. Daniels requested support from the township by passing a resolution. With no further discussion the Board voted unanimously to pass **Resolution #2022-11-16-1** endorsing the Conservation Plan.

**Resolution #2022-11-16-2** – the Township supports the designation of PA Rt 52 as the PA Harriet Tubman Underground Railroad Byway (listed as an overlay along Rt. 52), as a PA scenic byway. A motion was made to sign this resolution and seconded. A vote was taken and all were in favor. Motion passed.

**Road Master Report** – Ms. Howley read Mr. Allen's report and noted that the road crew is finishing up Hickory Hill Road improvements, chipping brush and leaf collection, and getting trucks ready for winter operations.

A request for a 90-day extension for **508 Hillendale Road lot line subdivision** was received by the township. A motion was made to accept this extension and seconded. A vote was taken and all were in favor. Motion passed. The extension will expire February 21, 2023.

**519 Baltimore Pike ZHB Request** – Attorney for the applicant, Mr. Shiring was present along with architect P.J. Anderson and owner Kevin O'Donnell to ask for support for their variance request. Mr. Shiring distributed a redesign of the commercial sign which needs a variance. It will be a monument sign with up lighting. Only a few trucks will be parked in the back and parking is in the front along Rt. 1. Mr. Shiring stated variances are required for the change of use (roofing business), residential apartment on second floor and commercial on first floor, wall signage. The colors of the sign do conform to our ordinance. Mr. McIntyre expressed concern about the parking of trucks and preserving the "residential" look for the structure. He asked if the applicant could draft a plan to show where the parking would be and conditions to go along with that. The Board will also draft a list of conditions for the applicant to consider. They agreed to further postpone their hearing and comply with the Board's request. If they are ready, they will come back for the next meeting on December 14<sup>th</sup> at 5 p.m.

**1060 Parkersville Road/Cheryl Lane Lot Line Subd** – Engineer Mark Padula described the subdivision to the Board and why there is a proposed lot line change. The Planning Commission has recommended approval conditioned upon all issues being satisfied in Mr. Houtmann's letter dated October 21, 2022.

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Mr. & Mrs. Sopko as well as Katheen Shazes were present to object to the lot line change. The 2-acre lot is being divided and the back section added onto the 1080 Parkersville Road lot. This reduces the other half of the Cheryl Lane lot to approximately 1 acre. Mr. Oeste stated the township has no authority to deny the subdivision since it complies with all our ordinances. The residents who oppose this can appeal. With no further discussion the Board moved to approve Application of Christopher K. and Barbara C. roach and Shamus and Leah Whyte for Lot Line Adjustment Plan for 1080 Parkersville Rd and 1610 Cheryl Lane, prepared by Padula Engineering Co., dated August 16, 2022, last revised October4, 2022, subject to compliance with the following:

1. Applicant shall comply with any unresolved comments and recommendations of the Township Engineer in correspondence dated October 21, 2022.
2. Parcel A is not approved as a separate lot. Parcel A shall only be conveyed to and merged with 1080 Parkersville Road, UPI Nos. 64-1-90 and 63-4-126.3.
3. The merge of Parcel A with 1080 Parkersville Road shall be completed by deed, which shall be recorded contemporaneously with the recording of the Plan. A copy of the recorded deed shall be returned to the Township with the recorded plan.

The Board grants the waivers listed on the Plan. The motion was seconded and a vote taken. All were in favor and the motion carried.

Planning Commission Chair Dennis Smith reported on their October meeting. Discussed at that meeting was the Williams Subdivision, Ciprani Zoning Hearing Board application and 519 Baltimore Pike ZHB hearing. Their next meeting will be December 13<sup>th</sup> at 5:30 p.m.

Several residents were present to talk about **the Atkins Subdivision** on McFadden Road. Mr. McCloskey and other neighbors have concerns about the width of the road and putting more cars and trucks on it with the addition of two more lots. Emergency vehicles cannot safely turn around. The Board requested that resident concerns be emailed to Kathy Howley at the township. They will then get distributed to the Board. The Atkins plans were not ready for discussion and this was taken off the agenda. Ms. Howley suggested residents can call the township for an update and check the website under the "calendar" on the date of the meeting. Mrs. Sopko suggested looking into Everbridge which is a system tied into Chester County for announcements. Ms. Howley will follow up.

A bill list dated November 16, 2022 numbering 1443-1469 was submitted and approved by the Board. **The next Board meeting will be December 14<sup>th</sup> at 5 p.m.** With no further business the meeting adjourned at 8:45 p.m.

Respectfully submitted:

Kathleen Howley  
Township Manager

