

February 15, 2023

The Board of Supervisors of Pennsbury Township held an in person regular meeting on Wednesday, February 15, 2023. Present were: Supervisors McIntyre, Fenton, Boyle, Solicitor Tom Oeste, Township Engineer Matt Houtmann and Barbara Biedekapp, Financial Assistant. The minutes of the Organization meeting and public meeting held on January 3, 2023 were approved as submitted.

Manager's Report

Tom Oeste briefed the Board on the Verizon Franchise Contract 5-year renewal. Mr. Fenton moved to approve the new 5-year Verizon Franchise Contract and Mr. Boyle seconds the motion and the motion passed.

Mr. William C. Dugdale is interested in serving as a Zoning Hearing Board Alternate. Mr. Fenton moved to appoint William C. Dugdale as the second alternate to the Zoning Hearing Board and Mr. Boyle seconded and motion passed.

Ms. Biedekapp read the Roadmaster's report.

Knoll "No Parking" signs

Mr. McIntyre explained the township's reasoning for the Knoll "No Parking" signs that were put up on Constitution Drive recently.

Residents who commented: Lisa Mullan, 6 Constitution, Stacy Gallo, 1 Constitution, Tiffany Varghese, 5 Constitution and Marty Ryan, 17 Stirling.

Comments made by the residents:

- Speed is really the issue; cars parked in the road slows down the traffic
- Other areas in the Knoll are just as treacherous
- If for inclement weather, just have no parking during those events
- Signs lower the value of the homes
- Perhaps have no parking on one side of road
- Unduly punishing the residents

After comments by the Board, Mr. McIntyre would like to investigate the issue more and collect more data before making any decision on the signs as to whether they stay up or come down. Mr. McIntyre expressed that the Board is leaning in the residents' favor and said there would be more discussion at a future meeting.

Wes Atkins Subdivision

Mr. Fenton moved to accept the 45-day extension for Mr. Atkins' application and motion was seconded by Mr. Boyle and motion passed.

Zoning Hearing Board application for Hosbach, 10 Hillendale Road

Mr. Oeste presented an overview of application requesting three variances.

Mr. Hosbach presented his amended plan and his reasoning for the need for the variances. After some discussion and questions from the Board, the Board asked the Planning Commission to revisit this application at their next meeting on February 28, 2023. The Board of Supervisors will meet on March 15, 2023 and will revisit this application and may want to do a site visit prior to their meeting. The applicant is scheduled for the March 20, 2023 Zoning Hearing Board meeting.

1011 Baltimore Pike Reverse Subdivision

Mr. Oeste presented an overview of the application.

Mr. Fenton moved to approve this reverse subdivision conditioned upon the following items:

1. Applicant shall comply with any unresolved comments and recommendations of the Township Engineer in correspondence dated February 14, 2023.
2. Applicant shall depict on the plan and offer for dedication to the Township, at no cost, additional road right of way, measuring 30 feet from the centerline of the existing cartway along the easterly side of Parkersville Road.
3. The consolidated property shall contain only two dwelling units. The structure labeled "2.5 story Stone Barn and Garage" shall not be used as a dwelling unit and shall not be used for overnight sleeping accommodations. One of the permitted dwelling units shall be occupied by the legal owner of the property at all times.
4. The two existing lots and the three tax parcels shall be consolidated and merged 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.

Conditions 2 and 3 shall be added as notes to the Plan. Condition 3 shall be included in the deed of consolidation required by Condition 4.

Since there is no new development or land disturbance proposed, the Board granted waivers from compliance with the following Sections of the Township Subdivision and Land Development Ordinance:

400.B-Existing Resources Inventory not depicted on the plan

403.B.16a-Supplemental Data

522.D-Street Trees

525-Dedicated Open Space

528-Stormwater Management

529-Erosion and Sedimentation Control Plan

Mr. McIntyre seconded the motion and motion passed.

Trammel/Hillendale Road Subdivision

Mr. Fenton moved to accept the extension for Trammel subdivision to May 22, 2023 and seconded by Mr. Boyle and motion passed.

Planning Commission Report-Mr. Smith reported that the Planning Commission last met on January 24, 2023 where the 17 Washington Solar project and the Hosbach Building project were presented. Their next meeting will be February 28, 2023 where the CU application for 1676 Waterglen Solar project will be presented and the Hosbach project will be revisited.

Public Comment-None

A bill list dated February 15, 2023, numbering 1523-1570, State Fund 498 and Capital Reserve 160 was submitted and approved for payment by the Board. With no further discussion the meeting adjourned at 8:37 PM.

Respectfully submitted:

Barbara Biedekapp on behalf of Kathleen Howley, Township Manager