

October 18, 2023

The Board of Supervisors of Pennsbury Township held a regular meeting on Wednesday, October 18, 2023 at 7:00 p.m. in the township building. Present: Supervisors McIntyre, Fenton, Boyle, Solicitor Ari Christakis, Manager Kathleen Howley. The minutes of September 20, 2023 were approved as submitted.

Manager Howley reported the following:

1. The Budget Workshop was advertised and held on October 11th. The proposed 2024 budget has been drafted and is being finalized. It will be advertised for posting at the township building for November 8, 2023 and considered for adoption at the Supervisor's December 13, 2023 meeting.
2. **Historic Commission Chair Judi Wilson** asked the Board to consider including the Twin Bridges Historic District on Pennsbury Township Historic Resource Map. The Commission has approved this recommendation. After proper advertising and notification of property owners in that district, the Board will consider amending and adopting the map at their December 13, 2023 meeting. Mrs. Wilson also stated the Commission's work with the County under the Vision Partnership Grant program with County consultant Jeannine Speirs drafting an amendment to the Zoning Ordinance Article 17 is now complete. The draft has been sent to the County for the Act 247 review. The Township Planning Commission has recommended approval by the Board of Supervisors. This amendment will be advertised for review and adoption at the Board's November 15, 2023 meeting. The supervisors thanked Historic Commission, Planning Commission and Rusty Drumheller for their work on this project.

Road Master Dave Allen submitted the following report: Line painting is complete and road bank mowing will be completed mid-November along with brush chipping. Will install stormwater drainage on Graychal and Cheryl Lane next week. New truck will be completed and delivered in December. Salt bids were opened and bid went to Morton Salt \$79.90/ton. State bid was \$76.45/ton. Letters will be sent out to property owners regarding brush and rocks in right of way that must be removed.

Engineering/Codes

1. McAnally 2 lot Subd – Mrs. McAnally was present requesting approval of the plan. The Planning Commission has recommended approval with condition that the plan complies with Mr. Houtmann's review letter of September 18, 2023. Conserved open space is being divided between the McAnally property and her brother, Ken Darlington property. Mr. Houtmann went over the plan with the board. The land has an easement on it held by the Conservancy. The township received a letter from Brandywine Conservancy approving the subdivision but asking that the deeds be revised to reflect the change and recorded with the subdivision. With no further discussion the Board unanimously approved the subdivision plan with conditions and the motion is attached to these minutes.
2. 1301 Brintons Bridge Rd (Gables Restaurant) Conditional Use application – Owners of the property and their attorney, Lee Stivale, were present to request the township consider certain changes to our ordinance to accommodate their request for a B&B at this address which is

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located next to the restaurant. Mr. Stivale stated the present ordinance makes it difficult to achieve a workable solution. They have addressed the sewage issues and will have a resolution. Mr. Stivale will discuss with his clients the best way to move forward with the project and get back to the township with either a withdrawal of the CU or a continuance before the deadline of November 30, 2023.

3. **Parker Preserve HOA Amendment** - An amendment to the HOA document was presented to the Board allowing one lot be added to the subdivision which will access Penn Drive through a small portion of open space. The HOA officers have signed the document and the Township must also sign before recording. With no further discussion the Board voted unanimously to sign the document and it will be recorded by the applicant's (Angie Parisi) attorney.
4. **Atkins Subdivision** – Wes Atkin's engineer, Jim Fritch called in by phone to discuss with the Board the proposed improvement to the cul de sac on McFadden Road. A hammerhead design was submitted at the last meeting for consideration. A discussion followed as to the cost of an improvement to the cul de sac and not install the hammerhead design, with the township paying for some of the extra cost. The Board prefers improving the cul de sac with 3 lots and asked Mr. Fritch to go back and discuss this with his client which they agreed to do. Mr. Atkins submitted a request for an additional 60-day extension for review of the plan. A motion was made to accept the extension and a vote was taken. The Board unanimously approved the extension to December 30, 2023.

Engineer Matt Houtmann reported he continues to work on the Windmill Hollow Phase II plan. He also reviewed the final plan for 750 Kennett Pike and that is in order. Tom Oeste is working on getting the legal documents from the applicant's attorney.

Dennis Smith reported the Planning Commission members met on September 26 and October 12th to review the McAnally plans as well as reviewing the Historic Commission's request to amend the historic resource map. There was also a special meeting on October 12th to review the ZO amendment for Article 17, Historic Resources. They recommended approval of that document. He also gave an update on their session regarding a proposed coffee shop on Ponds Edge Drive. Their next meeting will be October 24th.

A bill list dated October 18, 2023 numbering 1790-1830, #105, State Fund 502, 503, Cap. Res #165, Open Space PLGIT 128 was submitted for payment. With no further discussion the meeting adjourned at 8 p.m.

Respectfully submitted:

Kathleen Howley
Township Manager