

# **Pennsbury Township Planning Commission Minutes**

**October 8, 2025**

Present: Dennis Smith, Karen Meloney, George Trammell, Joe Short, Mike Clement, and Dan Boyle. Absent: Kay Ellsworth.

Chairperson Dennis Smith called the meeting to order at 5:30 pm.

The minutes of the Planning Commission meeting of September 10, 2025, were presented. Amendments were offered by Karen Meloney. A motion to approve the minutes as amended was made by George Trammell, and seconded by Karen Meloney. The motion was passed unanimously.

## **ZHB Application—2A Colonial Drive (Bulava)**

The application was presented by California Pools owner Andrew McFarlane and California Pools Permit Coordinator Darrell Sabocsik. Also in attendance were property owners Adam and Jinna Bulava. The applicants request a variance from the 15% maximum lot coverage under Zoning Ordinance Section 162-503.C(1) and such other relief as may be necessary so as to allow the addition of a residential swimming pool, coping, decking, and pool equipment pad, resulting in an 18.5% impervious coverage on their property. Note, their current impervious coverage is 14.99%

Note, there is an issue about the impervious coverage calculation, which may increase the coverage amount up to 19.4%

It's important to note that the property is within 500 feet of a historic structure, and the applicants further agreed to maintain the screening between their property and the historic structure.

A motion was made by Chairman Dennis Smith to recommend that the Board of Supervisors support the application, contingent upon clarification of the impervious coverage under the deck. George Trammell seconded the motion, which passed unanimously.

## **Historic Commission-Vision Partnership Program**

Judi Wilson provided an update on the ongoing VPP project. The Commission is currently focusing its attention on various factors, including punitive changes, allowable uses, and special uses. There is also a discussion on roads and their categorization (e.g. arterial vs. connector).

With no further business, the meeting adjourned at 7:10 pm.

Respectfully submitted: Dan Boyle, Recording Secretary