

Pennsbury Township Board of Supervisors Minutes
February 18, 2026

The Board of Supervisors of Pennsbury Township held a regular meeting on Wednesday, February 18, 2026, at 7 p.m. in the township building. Present were Supervisors Wendell Fenton, Gerard Pinamonti, Solicitor Tom Oeste, Township Engineer Matt Houtman, Planning Commission Chair Kay Ellsworth, Historical Commission Chair Judi Wilson, Roadmaster Patrick Yerkes, and Township Manager Dan Boyle. A motion to approve the January 5, 2026 Reorganization Minutes was made by Gerard Pinamonti and seconded by Wendell Fenton. The motion was passed unanimously. A motion to approve the January 5, 2026 regular meeting minutes was made by Gerard Pinamonti and seconded by Wendell Fenton. The motion carried unanimously.

Appointment – Library Board

Dan Boyle stated that the Township has two positions on the Kennett Library Board and that William Gallen had applied to serve as the Township’s representative. His resume was provided to and reviewed by the Board, and he was found to have excellent credentials. A motion was made by Gerard Pinamonti to appoint William Gallen as the Township’s representative on the Library Board. It was seconded by Wendell Fenton. The motion was unanimously passed.

Township Building – Insurance Repairs (Pipe Burst)

Dan Boyle reported that several months earlier a pipe burst in the Township building ceiling, causing damage to the kitchenette and conference room. Multiple estimates were obtained and reviewed with the Township’s insurance carrier.

RLM Contracting Group of Avondale, Pennsylvania submitted the lowest reasonable estimate in the amount of \$16,685 to perform mitigation and corrective work.

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A motion to approve the contract with RLM Contracting Group in the amount of \$16,685 for repairs to the Township building was made by Wendell Fenton and seconded by Gerard Pinamonti. A vote was taken and all were in favor—the motion carried. The Board noted that several bids were obtained, some substantially higher; RLM has a good reputation, and the work is expected to be covered by insurance.

Zoning Hearing Board Application – 4 Jacobs Way (Boglev)

The Board discussed a Zoning Hearing Board application submitted by Frank and Kira Boglev for the construction of a two-story detached garage with a ground-level garage and a second-level home office on Jacob Way. Attorney Matthew McKeon appeared on behalf of the applicants and outlined the request for four (4) dimensional variances, including: (1) permission for an accessory building within the front yard; (2) permission for an accessory structure to be located closer to the property line than the principal dwelling; (3) a variance from the maximum permitted ground floor area for an accessory building, proposing 624 square feet where 600 square feet is permitted; and (4) a height variance, proposing a structure with a height of approximately 22 feet where 15 feet is permitted. The applicants characterized the dimensional deviations, including the additional square footage, as de minimis and representing approximately a four percent (4%) deviation from ordinance requirements.

Attorney Josh Parambath, counsel for neighboring property owner Ms. Brenda Mendenhall appeared before the Board to report on discussions held since the last appearance and to summarize proposed conditions to be presented to the Zoning Hearing Board (ZHB). The conditions, agreed to in principle by the applicants and neighbors (including Mrs. Mendenhall), addressed:

1. Clarification that the current use is residential, and that any future home occupation (minor or major) would require full compliance with the Township's home occupation zoning provisions, including limits on commercial vehicles.

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2. Ensuring that the shared driveway and access to 3 Jacobs Way (Mendenhall) will not be obstructed for more than a brief period (e.g., up to about 60 seconds) to allow turnarounds and emergency access.
3. Establishing a defined construction parking area for vehicles associated with construction of the detached garage and requiring the applicants to be responsible for any damage to the Mendenhall property caused by construction vehicles; contractors must provide a certificate of insurance.
4. Requiring the applicants to be responsible for documented new damage to the Jacobs Way roadway attributable to construction or associated traffic, excluding pre-existing conditions and normal wear and tear, with the condition that the lane be documented (e.g., photos/video) before and after construction.
5. Confirming screening using existing skip laurel plantings, with a commitment to provide additional screening in good faith if the laurels do not reach approximately 12 feet in a reasonable time.

Counsel for Ms. Mendenhall confirmed that, following a site visit on February 3, 2026, the substantive terms were acceptable, with only minor wording refinements outstanding. Based on the progress and cooperation, Ms. Mendenhall will take a neutral position before the ZHB. Motion that the Board of Supervisors remain neutral on the 4 Jacobs Way ZHB application and request that the Zoning Hearing Board consider the five summarized conditions in any approval. A motion was made by Wendell Fenton, seconded by Gerard Pinamonti. Without any further discussion, the motion carried unanimously.

Zoning Hearing Board Application – 519 Kennett Pike--Use Variance (McCauley)

Applicant/Owner Maureen and Greg McCauley filed a Request: Use variance to permit a professional office use in the Village Residential (VR) District. Mrs. McCauley explained that she and her husband have operated a professional office in the village for many years and recently purchased the historic barn/residence at 519 Kennett Pike with the intent to move their office there.

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The building, originally a barn dating to the 18th century and later converted to a residence, requires substantial exterior restoration (roof, rear wall, board-and-batten siding, and enclosure of a rear deck to a more traditional barn form). They intend to maintain the rustic, historic character and believe an office use is the only financially viable way to preserve the structure long-term given its condition and location along Route 52.

The applicant stated and provided written proof that the immediately adjacent neighbors (rear and side properties) support the proposal.

The Planning Commission recommended support for the use variance (vote 5–1), citing:

- Physical constraints (age, condition, small village lots, septic and water issues) that make single-family residential use less practical.
- The heavily traveled character of Route 52 at that location.
- The applicant’s track record in restoring and maintaining historic buildings in the village.
- Concern that, absent adaptive reuse, the structure could deteriorate or be lost.

The Historical Commission expressed conceptual support for the restoration and reuse as proposed, noting the applicant’s past stewardship of historic properties, while recognizing sensitivity around commercial use in a residential district.

Township solicitor Tom Oeste suggested that if the Board were to support or remain neutral, it should recommend conditions to the ZHB, including:

1. The exterior of the existing barn shall retain the appearance of a barn.
2. Any exterior alterations shall be reviewed and approved by the Township Historical Commission.
3. The applicant shall comply with Zoning Ordinance §162-1709 (Historic Resource regulations).
4. The office use shall be limited to a single office for the owner of the property, regardless of who the owner is.

A motion was made by Wendell Fenton to remain neutral with consideration of the suggested conditions. It was seconded by Gerard Pinamonti. A vote was taken, and with all in favor, the motion carried unanimously.

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Zoning Hearing Board Applications – 800 & 1000 Hickory Hill Road (Reninger)

Applicants John and Jill Reninger requested variances related to a four-lot subdivision (accessory structure floor area, accessory structure location in front yard, accessory structure height, and limited riparian buffer disturbance for a shared driveway).

Counsel Max O’Keefe and architect Mr. Buchanan presented the proposal:

- Four-lot subdivision:
 - Lot 1 (~13 acres) – one dwelling, no accessory structures (no relief).
 - Lot 2 (~13.6 acres) – one dwelling; greenhouse (352 sq ft), pool house (1,475 sq ft), barn (3,791 sq ft).
 - Lot 3 (~11.7 acres) – one dwelling; detached garage (1,319 sq ft) with workshop.
 - Lot 4 (~11.8 acres) – one dwelling; existing barn and springhouse (total ~2,211 sq ft).
- 800 Hickory Hill is entirely subject to a Brandywine Conservancy conservation easement, which:
 - Designates two specific building areas for primary residences, and
 - Encourages additional accessory agricultural structures in certain locations.
- Variances requested include:
 - Relief from the 600 sq ft maximum accessory floor area on Lots 2, 3, and 4.
 - Allowance of accessory structures in the front yard on Lot 2.
 - Accessory structure height increases on Lot 2 (barn) and Lot 3 (garage).
 - Special exception for limited disturbance of Zone 1 riparian buffer to widen a shared driveway for Lots 3 and 4 to meet the required 16-foot width.

The applicants explained the need for a large barn on Lot 2 to store equipment necessary to maintain all four lots and to avoid outdoor storage. The barn and other structures were located and designed in coordination with the Brandywine Conservancy and the Historical Commission.

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The Historical Commission reported they had worked with the applicants on the design and location of the barn and accessory structures on Lot 2 and were satisfied with the revised plans, including additional setback from the road.

The Planning Commission recommended support for all requested variances, noting:

- The ordinance's 600 sq ft accessory cap does not distinguish between small and large rural lots and is impractical here.
- Accessory structures on Lots 3 and 4 will not be visible from any public road.
- The conservation easement and Historical Commission's support for the barn on Lot 2.
- Neighbor concerns regarding viewshed were addressed through revised design and siting.

A motion was made by Wendell Fenton, seconded by Gerard Pinamonti. A vote was taken and passed unanimously to support the variances, subject to the applicants' compliance with the plans and representations made to the Board and Planning Commission and any reasonable conditions imposed by the Zoning Hearing Board.

Counsel noted that a related conditional use application is pending and will be brought to the Board at a future meeting.

Roadmaster's Report

The Roadmaster reported:

- Removal of downed trees and debris on Rivers Bridge Road, Baltimore Pike, and Hillendale Road.
- Response to five winter storm events requiring salting and limited plowing.
- Ongoing inspection, cleaning, and repair of road equipment, with cold temperatures limiting some repair work.

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Engineer's Report

The Township Engineer reported:

- Continued work on the Reninger applications and several other earth disturbance permit applications.
- Ongoing work at the Siegfried property, including removal and stockpiling of topsoil and grading to accommodate the footprint of the proposed house.
- The Township has an extension until April to act on the Reninger subdivision; revised plans have not yet been received. The Planning Commission will review materials when complete plans are submitted.

Planning Commission Report

The Planning Commission Chair reported:

- Two meetings held since the Board last met, including January's organizational meeting, during which the outgoing Chair was recognized for 12 years of service.
- The Comprehensive Plan Update is underway, with a first committee meeting held in December and another scheduled for next week; the first public meeting is anticipated in March.
- New business includes:
 - The upcoming Reninger conditional use/subdivision review, and
 - A new side yard setback variance application to the ZHB.

Digitization of Township Records

A Board member reported that the Township's project to digitize Township records is nearing completion. The resulting electronic, searchable document portal is expected to be available to staff, residents, and applicants.

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A bill list dated December 15, 2025, numbering 2607 – 2640, Capital Reserve Fund numbering 188 – 189, Road Reserve PLIGIT numbering 190 - 194, State Fuels Fund numbering 518 – 521 were approved for payment by the Board. The Board also reviewed the January bank reconciliation for the General Fund. With no further business, the meeting adjourned at 8:05p.m.

Respectfully submitted: Dan Boyle, Township Manager