

The Solicitor summarized the recommended conditions of final subdivision approval, including:

1. Engineer's Review

- The final plan shall be revised to comply with any unresolved comments and recommendations in the April 7, 2026 letter from Township Engineer G.D. Houtman & Son, Inc., and any subsequent comments on revisions and relating to compliance with the conditional use decision.

2. Placement of Conditions on Plan

- The complete conditional use decision and all conditions of approval, and the Zoning Hearing Board decision (and conditions on any variances granted), shall be placed verbatim on a sheet of the final plan.

3. Brandywine Conservancy Approval

- Written approval from the Brandywine Conservancy regarding compliance with the existing conservation easement shall be obtained and the Conservancy's conditions shall be reflected on the final plan.

4. Prohibition on Further Subdivision

- The deeds for each lot shall include a prohibition on further subdivision, enforceable by Pennsbury Township.
- A note shall be added to the final plan explicitly prohibiting subdivision of the lots.

5. Developers Agreement and Financial Security

- Applicants shall execute the Township's standard developer and financial security agreements and provide acceptable financial security to guarantee construction, installation, and inspection of all required improvements (e.g., street trees, landscaping, stormwater facilities) as determined by the Township Engineer and Solicitor.
- The Solicitor noted that, given the nature of the subdivision (primarily lot creation with improvements serving individual lots), some improvements may be deferred to the building permit stage, and security requirements will be determined accordingly.

6. Permits and Outside Agency Approvals

The Planning Commission confirmed that its views were fully expressed at the public hearing and that it has no additional comments.

The Historic Commission also participated extensively in shaping a plan that respects the 50-acre parcel's historic and landscape context while allowing reasonable residential development.

Applicant's Counsel

Counsel for the applicant stated that the conditions appeared straightforward and expressed appreciation for the waiver of open space dedication and fees, consistent with the nature of the proposal and existing conservation measures.

A motion was made by Supervisor Pinamonti to grant final subdivision approval for the 800 & 1000 Hickory Hill Road (Renninger) subdivision, subject to the conditions and waivers as read by the Township Solicitor. It was seconded by supervisor Fenton and without public comment, it carried unanimously.

Professional Reports

Engineering Report

Matt Houtman reported:

- Continued work associated with the Renninger property and related conditions.
- Coordination on a culvert/pipe replacement on Hillandale near the Township border.
- Review of the Windmill Hollow application, which proposes a reverse subdivision and creation of five lots on a larger tract to be returned to "wild" condition for the majority of the acreage.
- Follow-up on a land disturbance at a Mill Pond development lot (contractor exceeded allowable disturbance); the matter has been addressed, with additional erosion and sediment controls installed and the required documentation being processed.

Road Department

On behalf of Roadmaster Pat Yerkes, Dan Boyle reported:

- Removal of several fallen trees from Township roadways.
- Road edge repairs on Willow Glen.
- Crack sealing in Willow Glen and Independence Way.

