

July 15, 2026

Pennsbury Township Board of Supervisors Minutes

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The Board of Supervisors of Pennsbury Township held a regularly scheduled meeting on Wednesday, July 15, 2026, at 7 p.m. in the township building. Present were Supervisors Aaron McIntyre, Wendell Fenton, and 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 June 17, 2026 regular meeting minutes was made by Supervisor Fenton and seconded by Supervisor Pinamonti. The motion carried unanimously.

Regional EMS / Fire Services – Intermunicipal Cooperation and Funding

The Board continued discussion regarding participation in the regional fire and EMS commission and associated funding. It was noted that ambulance users are billed directly for services, but collection rates are inconsistent, resulting in ongoing revenue shortfalls for EMS providers. Fire engines, equipment, and EMS operations are extraordinarily expensive, and day-to-day EMS expenditures are significant while collections remain comparatively low. The township is financially better off remaining part of the commission than operating outside of it. Among the five participating municipalities, Pennsbury Township pays the least (with the exception of Newlin Township).

A motion was made by Supervisor Pinamonti to authorize adoption of the amendment to the existing intermunicipal cooperation agreement. It was seconded by Supervisor Fenton and carried unanimously.

Sewage Facilities Planning Module – 800/1000 Hickory Hill Road (Renninger)

Solicitor Oeste explained that this action is required by the Pennsylvania Sewage Facilities Planning Act when an applicant proposes new development. The applicant must submit a Sewage Facilities Planning Module to the Pennsylvania Department of Environmental Protection (DEP) for approval of the proposed sewage disposal method. The Board's resolution authorizes the applicant to submit this planning module to DEP.

A motion was made by Supervisor McIntyre to adopt the resolution and was seconded by Supervisor Pinamonti. The motion carried unanimously.

Windmill Hollow – Reverse Subdivision Application (Dick Sanford)

The Board next considered the Sanford Windmill Hollow reverse subdivision application.

Solicitor Oeste reported that the subject property was previously subdivided by the owner into a total of eight (8) lots. Three (3) lots have since been conveyed to third-party buyers. The owner now seeks to consolidate Lots 4, 5, 6, 7, and 8 into a single lot, effectively reversing a portion of the earlier subdivision (a “reverse subdivision”). A proposed motion has been prepared that would approve the plan, subject to specified conditions.

Conditions for Approval:

1. The Final Plan shall be revised to comply with any unresolved comments and recommendations set forth in correspondence of G. D. Houtman & Son, Inc., Township Engineer, dated May 7, 2026; and any comments and recommendations resulting from the Township Engineer’s subsequent reviews.
2. The Final Plan shall be revised to comply with the recommendation of the Township Planning Commission set forth in the Commission’s minutes of its May 13, 2026 meeting.
3. The Declaration of Restrictions, Covenants, and Easements for Windmill Hollow recorded with the Chester County Recorder of Deeds at Book 10038, Page 2155 shall be amended to conform to the consolidation of Lots 4 through 8. The Amendment shall be reviewed and approved by the Township Solicitor and recorded with the Final Plan.
4. After the recording of the Final Plan and the Amendment to the Declaration, the Township shall execute a termination certificate terminating the Declaration of Restrictive Covenant Prohibiting Conveyance, Land Disturbance, Construction, and Development recorded with the Chester County Recorder of Deeds at Book 11195, Page 1784. The termination certificate shall be recorded with the Recorder of Deeds by the Applicant, and a recorded copy shall be provided to the Township.

A motion was made by Supervisor Fenton and seconded by Supervisor Pinamonti to approve the preliminary final subdivision plan subject to the specified conditions. It carried unanimously.

Professional Reports

Road Report

Roadmaster Yerkes provided the following updates:

- Cleared six trees that fell in the road.
- Cut back brush on walking trails in the park.
- Service wood chipper.
- Weekly mowing of the park and township grounds.
- Clear brush from street signs on Hickory Hill and Hillendale.
- Clean inlets.
- Oil and chip road resurfacing finished.
- Fog Seal Finished.
- Cut back brush on trails in Parkers Preserve.

Planning Commission

Comprehensive Plan / Community Priorities

PC Chair Ellsworth discussed the Comprehensive Plan survey responses that were sent out to residents in the spring Township newsletter. She reported that 125 survey responses had been received to date, representing approximately 3.2% of the population, which is consistent with survey return rates in other townships. Ongoing efforts will focus on continuing to promote the survey on social media to improve the overall response rate.

The key positive reasons cited for living in Pennsbury Township included:

- Field views / open space
- Moral character of the community
- Quality of public schools

The primary reason given for potentially leaving the township was overdevelopment, which was identified as the most significant concern, followed by:

- Higher taxes
- Increased traffic

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Historical Commission

Supervisor McIntyre remarked that the Hope House (~1790 - 1802) Exterior Restoration is complete, with only minor details remaining. The Historical Commission and the Land Trust are expected to be involved in the landscaping and maintenance, including weeding and use of appropriate native/indigenous plantings. It serves as an example for the Historical Commission and the Township in demonstrating the Township's own commitment to maintaining historic structures and avoid deterioration by neglect.

NB: Once all work is fully completed, the Township anticipates holding a public viewing/celebratory event.

Supervisor McIntyre noted that bills and payroll checks for the current period were available at the meeting table for Board review and signing.

The Board reviewed the bills and checks prepared for payment for the current period.

A bill list dated July 10, 2026, numbering 2760 – 2788, Road Reserve PLIGIT numbering 222 – 231, State Fuels Fund numbering 525 – 526, and Cash Disbursements number 191, were approved for payment by the Board. The Board also reviewed the June bank reconciliation for the General Fund. With no further business, the meeting adjourned at 7:30p.m.

Respectfully submitted: Dan Boyle, Township Manager