

PENNSBURY PLANNING COMMISSION MINUTES NOVEMBER 10, 2009

Chairman Bob Crandell called the meeting to order at 7:10 p.m. Present: Bob Crandell, Aaron McIntyre, Lynn Luft, Michael Lane, Barbara Kurowski and Kathy Howley. The minutes were approved as submitted.

Act 537 Update Comments

Craig Kologie from Castle Valley was present to go over questions previously submitted to him by members. Tom Oeste, township attorney was also present. It was noted that the Act 537 plan is a policy document and does not need to include technical information. The following comments were noted:

- Include a policy statement emphasizing continuation to evaluate additional sites for land application.
- Each member went over their questions with Mr. Kologie for clarification
- During the permitting process, DEP will evaluate how much effluent can be discharged into a stream. The NPDES permit is reviewed by DEP every 5 years.
- There was a discussion about stream discharge and what policy statements can be included to discourage stream discharge and encourage land application.
- Temperature monitoring – how will water quality be maintained once discharge goes to stream.
- Hickory Hill Road 3 acre site was tested for sewage in 2005 and showed limited capability to receive sewage for land application. Hamorton Woods group did not like the idea of a sewage plant there but land application might not be so onerous.
- The township has not received comments from Chester County Planning or Health Department. The deadline is 11/15.
- Application rates change based on what type of system and as technology changes per DEP.

Members shall send any additional comments to Mr. Crandell who will submit a letter outlining the PC comments on Act 537 update to the BOS by Friday, 11/13. Mr. Kologie distributed the Form 4A for PVA and Penns Village planning modules. Members will review the forms and submit any further comments by 11/13 to Mr. Crandell before he signs them.

Pennsbury Village Final Plan Review – Tim Filler and Steve Woodward were present. Mr. Houtman went over his last review letter dated 10/21/09 with members. Review letters were also received from Anne Walters for landscaping and Pennoni Assoc. for traffic impact. Longwood Fire Company has not submitted their comments on the final plan which Mr. Houtman has requested.

The following are comments regarding issues needing input from members or further discussion by the BOS.

- Location of road servicing the eastern parcel is still in question and needs further discussion.
- Open space amenities – it was agreed to move the gazebo to the tot lot area and leave a large open space in the other green area. Relocate path by gazebo. Trails and paths are acceptable.
- #55 – 12 unit condo is 3 stories in front but 4-5 stories in the back. Members had no further comment.
- #14 – tree replacement has been addressed for the eastern parcel
- Maintenance building – new building has not been shown on the plan. Members stated the new building must be shown on the plan and utility connections. This is part of the conditional preliminary approval and applicant must pay for the demolition of the existing maintenance building and salt shed.
- Applicant stated the township has received copies of letters of intent from the Antique Mall and Chadds Ford West owners for emergency access onto their properties for the eastern parcel and also sewage hookups. They are also in the Act 537 submission. Ms. Howley will check the files.
- Applicant must obtain right of way from the township.
- Setback for condo building and units 42-45 on eastern parcel is not defined. A 25 foot setback was discussed. The condo building is at 22 ft but the other units can meet the 25 ft setback.
- They are showing sewer connects to Rt. 1 from Hickory Hill Rd and from Ponds Edge Drive.
- Infiltration bed placement – recommend this bed be moved to another area. Its present placement prohibits the township from any future structure on that spot.
- Mr. Houtman stated most of the storm water issues have been addressed.
- NPDES permit has not been applied for yet.
- All land in common areas will be governed by the HOA
- Condo document was submitted last December and must be reviewed by the township
- Applicant did submit revised plans addressing Mr. Houtman's 10/21 letter today.
- Mr. Oeste stated there are preliminary plan conditions that have not been met.

Mr. Oeste stated that the Planning Commission did not have to make any recommendation, and members could submit their comments individually to the BOS. No formal action on the PVA final plan was taken by the Planning Commission. Members agreed that if they had further comments they should send them to the BOS.

Ms. Howley distributed the first part of the 2nd draft of the zoning update received from the County. They will be on our December 8th agenda to start this review. There will be a meeting on 11/24 at which time members are encouraged to submit names for a possible vacancy on their board. They can then make a recommendation to the BOS by year end. There will be no second meeting in December because of Christmas unless there is a need to do so.

With no further business the meeting adjourned at 11 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary