

Pennsbury Township Planning Commission Minutes

January 8, 2025

Chairman Dennis Smith called the meeting to order at 5:30pm. Present: Dennis Smith, Mike Clements, Karen Meloney and George Trammell.

2025 Annual Organizational Meeting Highlights

Election of Officers:

Chair- Dennis Smith

Vice-Chair- Kay Ellsworth

Secretary- George Trammell

Other topics:

PC Meetings to be scheduled for the second Wednesday of each month at 5:30pm.

At the request of the BOS, the PC will have a joint planning meeting. Dennis Smith will coordinate timing and topics.

Site visits conducted by the PC will continue to support the BOS and ZHB recommendations. Mike Clemments requested that we receive completed plans that include all dimensions prior to site visits. The PC recommends that site visits be scheduled on Tuesdays and Thursdays the week before our scheduled PC meetings to vote on plans.

If the PC is requested to conduct a Pennsbury Township Comprehensive Plan Update, Alan Matas has agreed to lead this effort.

Karen Meloney announced her resignation from the PC upon completion of the VPP project.

Regular PC Meeting

The minutes of December 11, 2024, were approved as amended.

Karen Meloney gave a VPP update in which she discussed the upcoming meeting to be held on January 10th to review the ordinance and memo for the solicitor concerning ACRE.

No plans were submitted for review and no public comments were received at the meeting.

The meeting adjourned at 6:41pm. Next meeting scheduled for February 12th at 5:30pm.

Residents Meeting Attorney Max O’Keefe introduced the Siegfried consolidation and development plan at 1451 Fairville Road which includes the consolidation of five parcels into one large home lot with accessory structures. The review letter by Township Engineer Matt Houtmann was discussed and, in particular, focus was placed upon the improvements within the riparian buffer area. The applicant responded by shifting the concrete pond and driveway 25 feet south and reducing the size of the pond by 5%.

The Historic Commission expressed concerns about the size and design of the proposed house. They also expressed concerns about the impact on the neighborhood and the potential for future development. The applicant indicated that the proposed house is not intended to be a commercial development and that the current plan is for a single-family home.

The Planning Commission voted unanimously to recommend that supervisors support the requested zoning variances for: water surface area in an in-ground pool, maximum accessory structure square footage, maximum height of accessory structures and location of accessory structures.

The Planning Commission also unanimously voted to recommend that supervisors support the three additional requested variances: disturbance of prohibitively steep slopes, activity related to prohibitively steep slopes and disturbance of moderately steep slopes as well as the requested three special exceptions: bridge in the flood hazard district, grading within the riparian buffer and impoundments within the riparian buffer (drywell and concrete pond) as per Matt Houtmann’s Review Letter or as agreed upon during the review.

The Planning Commission also voted to unanimously recommend that the supervisors approve the requested reverse subdivision of the 5 lots into 1 parcel and that a deed restriction be placed on the consolidated property prohibiting further subdivision.

Discussion on Chacko Pool Application--6 Colonial Drive

Sylvan pool representative Michael Neilio presented the pool variance application with a net increase of 254 sq. ft. impervious cover, explaining the existing conditions and the proposed changes to minimize impervious cover. The proposed plan includes removing

existing patios and walkways to accommodate the pool and new patio area some of which will correct the installation of impervious cover by a previous owner over a portion of the septic drain field. He highlighted the stormwater management system. The commission discussed the impact of the proposed changes on the property and the surrounding area.

The Planning Commission referenced past records, noting that a previous variance application for a pool was denied in 2016. They indicated that the proposal does not align with the Township's ordinances and the broader planning considerations. The Planning Commission voted to recommend that the Board of Supervisors not support the application, with a motion made and seconded. The motion carried by a vote of 4 to 2.

VPP project update

Karen Meloney discussed the upcoming meeting in January 10th to review the ordinance and the memo for the solicitor concerning the ACRE ordinance.

The next meeting is scheduled for January 8, 2025 at 5:30 p.m. With no further discussion the meeting adjourned at 7:55 p.m.

Respectfully submitted:

Dan Boyle

Recording Secretary