

August 17, 2016

The Board of Supervisors of Pennsbury Township held a regular meeting on Wednesday, August 17, 2016. Supervisors Scottline, McIntyre, Fenton, Solicitor Oeste and Manager Howley were present and the minutes of July 20, 2016 were approved as submitted.

Manager Kathleen Howley reported the following:

1. A proposed zoning amendment to the Riparian Buffer ordinance was duly advertised and reviewed by the Township Planning Commission as well as by the County Planning Commission. Comments were noted, and Dennis Smith of the Township Planning Commission commented on the work done on this amendment by commission members as well as consultant Ann Hutchinson of Natural Lands Trust. With no further discussion it was moved by Supervisor Scottline to adopt the amendment and seconded by Supervisor McIntyre. A vote was taken and all were in favor. Motion passed and the ordinance was signed.
2. The September board meeting has been changed from September 21 to September 14th. This will be advertised.

Road Master Dave Allen submitted a report and it was read by Ms. Howley. Road crew have replaced storm drain pipe on Fairville Road as well as Cossart Road. The oil and chip as well as fog seal contract work went well again this year. Line repainting will be done in the next few weeks. There has been flooding on Fairville Road and the crew will be opening up this culvert to investigate what the problem might be in order to correct it. The crew is trimming brush and tree limbs getting ready for buses and the start of a new school year.

Code Enforcement Officer Rusty Drumheller reported Crosslands construction work is complete except for continuation renovations and upgrading of apartments/cottages. Overall it is fairly quiet in the township.

Springdale Farm – Township Engineer Matt Houtman issued a letter on August 12th as a result of a site visit that he and Mr. Drumheller had with Mr. Smith (owner) to assess the integrity of the historic structures left standing on the farm. The main house and tenant house are in decent condition and boarded up but the rest of the structures are in major disrepair. The main barn is in various stages of deterioration. It could be rebuilt but would be very costly. Mr. Drumheller stated a demo permit has been submitted by Mr. Smith for the Scale House and the little barn. He must go before the Historic Commission before this permit can be issued. There is a potential buyer for an 11+acre lot, Mr. Mentzer, who was present. The subdivision to create this lot has not been approved yet. He expressed interest in restoring the houses as well as the main barn and other structures and wanted to know how close the township was to approving the subdivision plan. Supervisor Fenton stated the township would work to expedite the approval process so that this property could be preserved. This has been a goal of the township and we will work together to achieve this. Mr. Drumheller was instructed to contact Mr. Smith and have him move forward with the plans in light of Mr. Houtman's letters on the structures as well as the latest subdivision review letter also dated March 12, 2016.

The following zoning hearing board applications were reviewed by the Board. These ZHB hearing for these applications will be heard on September 13, 2016 at 7 p.m. in the township building.

1. Nader Afshar – lives on Parkersville Road and is requesting a variance to erect a carport in the front yard. He has an area where his cars are parked with large trees surrounding the property. For protection of the cars and his family, he wants to erect a car port with open sides all around and a shingled roof. Parkersville Meeting House is across the road, and they submitted a letter of support for the variance. The property has steep slope, and there is no other place on the lot to put the carport. Mr. McIntyre moved to remain neutral with this application, and Mr. Scottoline seconded the motion. All were in favor and the motion carried.
2. Chris Buccini – lives on Cossart Road and he and his brother Rob Buccini want to build a 780sf shed on one of their separate lots that has no principal use. They own 80 acres of vacant land around them, subdivided into a number of lots, and are proposing to buy an additional 35 acres. The shed will house equipment for the maintenance of their property. Mr. Fenton moved to support the two variances being requested. Mr. Oeste suggested adding a condition that the structure be used exclusively by the owners of UPI#64-6-2-1 and 64-6-2-1A for residential storage accessory to the residential dwellings on such lots and that the structure not be rented to or used by any individual or entity other than the owners of such lots. Mr. McIntyre seconded the motion. Discussion followed. Dennis Smith gave a summary of their discussion with Mr. Buccini at their Planning Commission meeting and why the PC voted to recommend support with 1 abstention. The motion was amended to add this condition and a vote was taken. All were in favor of supporting the application with the condition that it be used only for the storage of equipment for Rob and Chris Buccini families.

Ms. Howley reported the other two Zoning Hearing Board Applications, 21 McMullan Farm Lane and 6 Colonial Drive, will be heard on September 20, 2016 at 7 p.m. in the township building. The supervisors will discuss these applications at the next meeting on September 14th. She also stated the PECO grant submitted for the clearance of invasive on the Toll Brothers/CFI property that the township bought was not successful. Mr. Fenton suggested we look at budgeting some money for next year to help with this project.

Dennis Smith, Chairman of the Planning Commission, gave a report to the board on their August 8th meeting. There were no meetings in July because there were no pressing issues. The supervisors asked that members look into a sliding scale for the size of accessory structures if one has a large lot. Currently our zoning allows a maximum of 600 sf. Alma Forsyth commented stated her concern about erosion on Craig's Mill Run behind Springdale Farm. Matt Houtman said he did not witness any current erosion problems there.

The July 20th bill list numbering 16553 -16631, State Fund 359 and August 17 bill list numbering 16621-16678, State Fund 360, 361, was submitted and approved for payment by the Board. With no further business the meeting adjourned at 8:05 p.m.

Respectfully submitted:

Kathleen Howley
Township Manager