

July 19, 2023

The Board of Supervisors of Pennsbury Township held a regular meeting on Wednesday, July 19, 2023. Present were Supervisors Fenton and McIntyre, Solicitor Christakis, and Kathleen Howley. The minutes of June 21, 2023 were approved as submitted.

Manager Kathleen Howley reported the following:

1. SECCRA representative for the township, Will Sappington, gave a detailed report which included a history of the organization and recycling in the township. Although Pennsbury is not a mandatory recycling community, the residents are interested in and take part in the program. Mr. Sappington also commented on SECCRA providing grant opportunities for townships and other community outreach programs. One problem that the recycling industry faces is contamination. SECCRA is taking steps toward that end by becoming a small-scale recycling processor. They also have a program to sell its landfill gas. Pennsbury continues to be a partner in recycling by allowing SECCRA bins to be located at the township building and many residents take advantage of this resource.
2. Ordinance 2023-07-19-1 amending Chapter 154 of the Township Code was submitted for adoption by the Board. The amendment was duly advertised and adds Section 154-53 Snow Emergency Routes. With no further discussion the Board voted unanimously to adopt the amendment. Motion passed.
3. Resolution 2023-07-19-1 recommending the appointment of an Emergency Management Coordinator for Pennsbury Township was submitted for approval. Michael A. Pisano will replace Michael Hochhaus who resigned to take another job. With no further discussion the Board voted unanimously to approve the resolution. The resolution was signed by the Board.
4. Eileen Mallouk, member of the Historic Commission submitted to the Board a report on 851 Fairville Road house which is scheduled for a Zoning Hearing Board July 20, 2023. The report supports the ZHB application and a copy will be sent to Mr. Foley for the hearing. Mrs. Mallouk also stated at the last Historic Commission meeting members discussed the Twin Bridges Historic District and the process to get that district included on the Pennsbury historic survey map. Several property owners in that district were present at the meeting.

Roadmaster Dave Allen reported the road work for the summer has been completed and it went well. There has been some storm cleanup, trees down and washouts as well as crew trimming back trees and brush from road signs. An inlet and drain pipe were replaced on Fairville Road. Stop bars and railroad crossings will be repainted on the roads.

ZHB McGlade application 851 Fairville Road – Ken Hoffman from Pennoni Assoc. was present as well as Mrs. McGlade. The hearing will be tomorrow, 7/20/23 at 7 p.m. in the township building. Variances are requested for disturbance in steep slope, swimming pool located in the front yard and front of the house. Architectural pictures of the proposed renovations to the historic house were handed out. After reviewing many house designs, the submitted design best fits the needs of the homeowners. The pool will not be seen from the road because of its elevation as well as trees in the front screening that area. The Planning Commission recommended support for the application with conditions. After much

discussion the Board moved to support the application with the condition that Mr. Houtmann review the proposed disturbance of the steep slope and proposed retaining walls. A vote was taken and all were in favor. Motion passed. Mr. Foley, attorney for the Zoning Hearing Board will be notified of the Board's position.

Madden, 157 McFadden Road ZHB application – Mrs. Madden was present along with her attorney Ryan Jennings. Mr. Jennings stated his client is requesting a variance for impervious coverage in order to install a walkway from the front of the house to the back as well as a patio area and fire pit. The house is a year old and no outdoor amenities were included. The house was built to the maximum impervious coverage, 19.9% and they are asking for an increase to 24.05%. No neighbors will be adversely affected and in fact they do have neighbor support for the application. There will be no loss of trees and no visual impact for the surrounding area. The Planning Commission voted unanimously to support the application with condition that there would be a review of the proposed storm water management by Mr. Houtmann. It was noted by the Board that it appears builders are building large homes and leaving no room to add impervious coverage for outdoor amenities and therefore homeowners must seek relief from the township. After much discussion the Board moved to support the application with the condition that the area around the proposed fire pit be made of pervious materials, as much as possible, to reduce impervious coverage and Mr. Houtmann reviews the storm water management. There was a second and a vote taken. All were in favor and the motion passed.

McAnally 2 lot subdivision – a request was received by the township for a 90-day extension for review of the subdivision. The applicant is working on revised plans to submit to Mr. Houtmann. The Board moved to approve the 90 days and a vote was taken. All were in favor and the motion passed.

Atkins 3 lot subdivision – Mr. Atkins was present and submitted to the Board a written request for an extension for the review of his plans to August 30, 2023. The Board moved to approve the extension to August 30, 2023 and a vote was taken. All were in favor and the motion passed.

Planning Commission Chair Dennis Smith reported on their upcoming meeting July 25th. Their agenda is as follows: 1) presentation by Brandywine Conservancy for a Vision Partnership Program grant application for work to be done on tree and riparian buffer sections of our zoning ordinance 2) Atkins subdivision review 3) Ilum ZHB application 4) Hillendale School ZHB resubmission for an outdoor classroom.

Code Enforcement Officer Rusty Drumheller reported he has had discussions with several people who may be filing for Zoning Hearing Board relief. Matt Houtmann, Township Engineer reported he is working on Windmill Hollow plan changes. Several applications have also been submitted for land disturbance permits in the township.

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Supervisor McIntyre thanked Dennis Smith, Rusty Drumheller, Matt Houtmann and the Historic Commission for their work on all projects. A bill list dated 7/19/23 numbering 1705-1735, State Fund 500, 501, Road Reserve 107 was submitted and approved by the Board. With no further business the meeting adjourned at 8:30 p.m.

Respectfully submitted:

Kathleen Howley
Township Manager