

**PENNSBURY PLANNING COMMISSION MINUTES
NOVEMBER 8, 2004**

Bob Crandell called the meeting to order and the minutes of October 11th and 25th were approved as submitted. Present: Bob Crandell, George Asimos Jr, Alma Forsyth, Scotty Scottoline, Michael Lane and Kathy Howley.

Proposed Fence Ordinance – Rusty Drumheller was present and answered numerous questions on why we should have this ordinance. He receives many complaints from residents about fencing and feels an ordinance and permit would be appropriate. Michael Lane showed pictures of different types of fencing throughout the township. People come from heavily populated areas where this is regulated. We also have deer fencing which can be obtrusive. Sam Dayton was present and objects to having to get permits for this. Mr. Zeller agrees and believes it would be cumbersome to enforce. It was suggested that the Knoll Civic Association might be able to regulate this. However, Mr. Zeller stated they do not want to be in the position of regulating anything. They are a social organization. Mr. Drumheller suggested we could build limits in the ordinance so that every type of fence does not have to be regulated. He will draft something along with suggestions for accessory structures which needs to be addressed.

Town Center Revised Sketch Plans – Bob Crandell announced that he and Alma Forsyth would recuse themselves from any discussion because of their litigation with the township on the town center plan. Scotty Scottoline took over the meeting at this point. Frone Crawford, attorney for the applicant, submitted a revised town center plan which addresses the conditions set forth by the supervisors in their conditional use hearing. Scotty asked Mr. Crawford to submit a matrix showing what conditions were met on the plan and what was not. Mr. Crawford agreed to do this. The following was noted:

Townhouses are front loading units with 2 car garages – total of 54

Singles/carriage houses – rear garage – 22 units

Condos – 32 and 12 apartments

Total units may be up to 120.

Units will not be age restricted

Alleys will be two way – 16 ft.

Plan complies with all parking regulations

They plan does not show preservation of tree but the developer stated that they would try to revisit this. Plan represents a 20% reduction in units and office space

They have not addressed sewage and their storm water management has not changed. George Asimos asked if they could provide design details in order to get a better feel for the project. Mr. Crawford stated they could not do this just yet because of pending litigation and the cost of design.

The plan will be discussed again at the December 13th meeting. An alternate plan was also submitted as a use by right. Mr. Crawford would like Matt and members to comment on this sketch which shows retail/gas station on the western lot and a car dealership on the eastern lot. They will have to go to the Zoning Hearing Board in order to get approval for a gas station and fast food.

Ms. Howley reminded members that candidates for the planning commission will be at the December 13th meeting for interview. She also went over the proposed construction plans for the park which will go out to bid in the next couple of weeks. The plan includes a picnic pavilion, all purpose field, parking lot, tot and junior play lot. Cost will be between \$600,000 and \$700,000. Grant monies will cover about \$350,000 and the rest will be financed over a 20 year period. We hope to award the bid this year in order to secure 04 pricing.

With no further business the meeting adjourned at 10 p.m.

Respectfully submitted:

Kathleen Howley
Recording Secretary