

**PENNSBURY PLANNING COMMISSION MINUTE  
DECEMBER 13, 2004**

Chairman Bob Crandell called the meeting to order. Present were Bob Crandell, Scotty Scottoline, Tony Sciscione, Michael Lane, George Asimos Jr and Kathy Howley. The minutes were approved as corrected.

**Planning Commission Candidates**

The following candidates appeared before the members and expressed an interest in filling one of the vacant positions. Each Planning Commission member gave an overview of how they work and what would be expected of them. The following residents appeared: Steve Bucci, Carol Griffin, Karen Melonie, Nancy Bambic, Mike Smith, George Beer, Charles Quinn, Kendal Reynolds, Steve Cozomanis and Ken Crawford. Each resident gave a brief biography of themselves and why they are interested in serving on the commission. Ms. Howley stated that this is a 7 member board and they will be notified in January of the results of who will be appointed by the supervisors. They were also reminded that there are several other committees that need volunteers: Historical Commission, Traffic Safety Committee and Open Space Committee. Mr. Crawford thanked members for consideration but declined to be considered for a position.

**Town Center Sketch Plan Review** – John Ciccarone and Tim Filler were present. Matt Houtman submitted a copy of his review letter and went over all points. The “90 day plan” still shows items/conditions that have not been met. Matt’s letter outlines each item and whether or not it is satisfied according to the conditional use decision. Matt stated that their engineer should be more specific in order to address outstanding items. Matt will have the review of the commercial sketch submitted by the January 10<sup>th</sup> meeting. Mr. Filler commented that the courts will address the appeals to the decision and lawsuit on February 22, 2005. George Asimos had the following design comments:

General appearance is ok

Bank building – should have a “sense of place” – it’s in a key location and will set the tone for the rest of the development.

Green pocket parks should be smaller than larger

Hardscape and architect details are important

Preserve trees

Has some concerns about the feasibility of the commercial

Keep garages to the back. Relationship of porch to sidewalk to alley is important

Building C make all retail and building F could be a mix of commercial and residential.

Scotty Scottoline stated the 60 degree view should be from any point on the township building and not just the front door. He wrote a letter with comments on the plan but will have the members review it before he presents it to the developer.

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**Clive Snudden sketch** – Bob May was present to discuss the possibility of subdividing Clive Snudden’s property into two lots. Mr. Snudden is in ill health. He has an easement over the Sweed property to his property which is landlocked. Members cautioned Mr. May to make sure that easement would support another house. The width of the driveway should also be investigated. If the plan cannot comply with our ordinance, then he would have to seek relief from the zoning hearing board. Mr. May stated that they may not do the subdivision but market it as subdividable.

**Johnson Farms** – gatehouse sketch was reviewed by members. Mr. Lane commented that the sketch does not show if there is storage room below for maintenance equipment for the preserve. He will contact Lisa Vance who is marketing the properties for Mr. Dambro to discuss further.

With no further business the meeting adjourned at 10:15 p.m.

Respectfully submitted:

Kathleen Howley  
Recording Secretary