

**PENNSBURY TOWNSHIP PLANNING COMMISSION MINUTES
SEPTEMBER 12, 2006**

Vice Chair Scotty Scottoline called the meeting to order at 7:15 p.m. Present were Scotty Scottoline, Tony Sciscione, Bob Crandell, George Beer, Michael Lane, Steve Bucci and Kathy Howley. There was no meeting August 22nd therefore no minutes to approve.

Gilmartin Conditional Use – members reviewed an application for a conditional use hearing which will be held with the supervisors on October 2nd. Mrs. Gilmartin stated that they are planning to renovate their home and has received a variance from the zoning hearing board. However, they would like to convert a small barn into living quarters and have it as a guest house for family members only. Members had no issues with this except to say that the Gilmartins should have the code enforcement officer and township engineer review the plans to obtain the proper permits. The new stormwater ordinance should also be considered in the development. The ordinance covering this development also calls for a restrictive covenant which should be obtained.

Dussinger Plan – It was noted that this plan has been submitted for review by the township. Fees have not been paid yet. The plan has been submitted to the county for their review. This plan is only a correction of lot lines with no gain or loss to any lot owner. Mr. Scottoline noted that setbacks maybe in violation. However, this will be brought up during the technical review. Members wait to hear from Mr. Houtman for his review.

Storm Water Management Ordinance – Mr. Houtman will send all members a copy of the draft in order to address this at the meeting on September 26th. Once reviewed, it will be sent onto the supervisors and Mr. Spangler for their comments.

Billboard overlay – members prefer to see a billboard ordinance for the LI district. However, they would be interested in discussing an overlay district and how it would work as opposed to use by right in any district. They ask that a proposal be sent to them for review.

MU amendment – it was noted that Mr. Spangler sent members a copy of a proposed amendment to the MU district drafted by Mrs. Ralph. It appears that this proposal is broadly written, much less restrictive than that which resulted from months of prior negotiations between the township, resident groups and the most likely developer and therefore not in the best interest of the township. A memo will be sent to the supervisors outlining member's comments.

With no further business the meeting adjourned at 8:30 p.m.

Respectfully submitted, Kathleen Howley, Recording Secretary