

March 1, 2004

The Board of Supervisors of Pennsbury Township held a regular meeting on Monday, March 1, 2004. All members, Mr. Patten and Ms. Howley were present and the minutes approved as submitted.

Manager Kathy Howley reported the following:

Met with DEP and URS last week to get started on the Act 537 update with regarding to the HC district. It was also noted that the Ponds Edge sewage treatment facility must be permitted by DEP and that permit will be in their name. We will meet with URS on March 5th to discuss the scope of work for this plan.

The Board agreed to further study brake retards for the Knoll hill on Rt. 1. Will get information regarding implementation.

Bill Reynolds will attend the PSATS state conference in Hershey the end of April.

Don Altmaier will attend the April 5th meeting to report on the Library. The Longwood Fire Company will attend the April 19th meeting to discuss increased monetary support from the township.

The farmhouse on McFadden Road previously owned by the Walls family shows no indication that the cess pool has recently been pumped. The present owners have been notified and asked to submit proof that it has been pumped and if not, get it pumped. Bryan Boardman commented that he was misquoted in a recent article in the Daily Local News and wanted to clarify this. He stated he has a genuine concern about the environment and does not wish to control development.

Code Enforcement Officer Rusty Drumheller reported that he issued 4 zoning and building permits during February. The international building code can be adopted by the township between April and July of 2004. He will attend the next planning commission meeting to discuss this. He recommends adopting the code. Dave Patten has a sample ordinance to prepare for this. He has issued several violation letters to property owners on Fairville and Hillendale Roads regarding the maintenance of their properties. Will continue to follow up on this.

Engineer Matt Houtmann reported the following:

Ridge at Chadds Ford – recommend reducing escrow to \$65,000 for completion. Letter of credit was signed by Jeff Berlin for the Peoples Bank of Oxford extending this to October 1, 2004. Jeff still has to finish up improvements and the road.

Recommend the release of escrow in the amount of approx. \$17,000 for Courts at Longwood. This release was signed by the Board and will be given to S&S development after they pay the engineering fees due the township.

Knoll drainage plans – will do Washington and Stirling first and then Stirling and Lamp Post. The cost is approximately \$70,000 and the bid package will be ready by the next meeting.

Proposed Traditional Neighborhood Development Ordinance

A draft of the ordinance was advertised for discussion. Mr. Reynolds gave a background as to how the township began to consider this type of development for the property surrounding the township building. The supervisors thanked the Planning Commission with the help of the Brandywine Conservancy for their fine work in putting this ordinance together. The following was noted:

The MPC, section 7A covers TND concept stating goals and objectives.

Township must use conditional use process to activate this zoning.

Mr. Reynolds explained what happens at a conditional use hearing. The ordinance will not be passed

tonight but will be discussed at the March 15th meeting.

This ordinance applies to the MU district only as an overlay. It pertains to at least 25 acres and there is mixed use.

All utilities will be underground and public water, on site sewer.

No historic structures will be removed except with township approval.

Architectural design was be historic in character. The ordinance also speaks to the types of materials to be used.

Maintenance and management of the town center will be by an association.

Nothing has been approved. The township must pass the ordinance first and then they will have a conditional use hearing, show sketch plans and have conditions assigned. Several residents questioned why we are developing the township property and creating higher density. They would rather see the property on either side of the township developed as use by right. Lynn Luft asked how does this differ from village commercial. Sid Brookes asked that the township provide map of zoning at the next meeting to show the MU district and where the center would go. The next meeting dates on this will be March 15th, April 1st and April 12th at the Hillendale School. The township has 45 days to render a decision for the conditional use after the close of the hearing.

A bill list dated March 1st numbering 5052-5055,6122-6147 was submitted and approved by the Board. With no further business the meeting adjourned at 9:30 p.m.

Respectfully submitted,

Kathleen Howley, Township Manager