

October 3, 2005

The Board of Supervisors of Pennsbury Township held a regular meeting on Monday, October 3, 2005. All members, Mr. Spangler and Ms. Howley were present and the minutes approved as submitted.

Township Manager Kathleen Howley reported the following:

Township received a state grant for our pension fund in the amount of \$6587.12. This money is used for the MMO and sent to PMRS which manages the pension fund.

Attended a flood plain management meeting with FEMA regarding the update of mapping. We will send them a copy of our flood plain district ordinance for their review. New maps will be available by 7/06.

John Spangler will follow up with the Penn's Village sewage maintenance agreement. This must be submitted to DEP by the township by 11/8/05.

Roadmaster Dave Allen reported the following:

Finished bank stabilization on Fairville Road and will start Chandler Road soon.

Put in speed limit signs on Ponds Edge Drive. Starting the final road bank mowing for the year. Will start to work on the driveways on Hillendale Road this week. All property owners have been notified.

We will be purchasing salt under the PennDot contract at \$42.13/ton. The Coop price is \$53.94. We use about 100-110 tons per year.

Road inspection is set for 10/29 at 8 a.m.

Ms. Ralph reported that potentially there will be a donation of approximately 2.33 acres to the township for a public area in connection with the purchase of development rights on the Mendenhall Farm.

Code Enforcement Officer Rusty Drumheller reported that he did respond to Mrs. Wattman's letter about signage and usage of property in Fairville Village. A citation has been filed with the district court for the wine tasting room sign in Fairville Village. Mr. Dambro is doing some clearing of his property for **Parker Preserve** but no dirt moving. It was noted that Mr. Houtman must give escrow numbers to the attorneys for the developer's agreement and this must be in place before any dirt is moved. There is still no signed and approved subdivision plans with the PennDot permit and DEP approval outstanding.

Township Engineer Matt Houtman was not present but submitted a report:

Knoll III project – Mr. Cassidy passed away last week and there has been no work going on. This is to resume this week. He will get in touch with Mr. Heller who has a concern about the work done on his property. Knoll II – still getting information about the curb work. It was agreed by the Board that the landscaping work yet to be done should be finished in the spring. This should be paid for by Mr. Geyer's bonding company.

Received a quote for work on Pennsbury Mill in the amount of \$33,000. Will get other estimates – this is too high.

The DEP violation notice for MS4 filing will be addressed by the end of this week.

Lyman Farm – recalculated erosion and sediment controls for one swale instead of two for the upper pasture and sent to Conservation District.

Brintons Bridge culvert – work continuing and should be reinstalled next week.

Kissell Final 4 Lot Subdivision – Gary Schivert and Ward Kissell were present to obtain final

conditional approval. It was noted that the revised engineering plans will be sent to Matt Houtman by the end of this week. The Board moved to approve the plans subject to approval from Mr. Houtman, Ms. Walters (landscaping), all comments addressed by the Planning Commission, approval from the Health Department and legal documents in place. When everything is properly addressed, come back to the Board for signature.

Roy Faville – Jim Frisch from Register Assoc. was present to ask the Board approval for Matt Houtman to review a storm water plan he drafted for Mr. Faville's property. Mr. Faville's home is flooded in heavy rain storms and they propose that this is a condition related to problems with the railroad, Mendenhall Inn, Hillendale School and the pipe under Hickory Hill Road. The Board approved the request and will have Mr. Houtman report to them on his findings.

Planning Commission – Bob Crandell reported they had given comments to the supervisors on the "second dwelling" amendment and would like to see the final draft before it's advertised. Mr. Asimos still working on the helipad and billboard proposed ordinances.

The board will meet on Oct. 13th at 7:30 a.m. to review the scenic byway language submitted by Alma Forsyth. The Regional Planning Commission meeting will be held at the township building on October 18th. Ms. Wood and George Beer will attend.

John Spangler circulated a proposed amendment to the TND ordinance. These changes will address the most recent sketch plan that Messrs. Filler and Ciccarone have submitted to the township for review. The Planning Commission will review these documents at their meeting on October 10th. Copies of everything will be given to them before this meeting. The supervisors agreed to send a card out to all residents regarding the public hearing to be held addressing this ordinance change. It will also be posted on the website. Mr. Asimos reported that the changes address the following sections: not having 15 contiguous acres, keeping all TND design components and not having a conditional use hearing for approval. This would be covered in the land development approval process. Maximum coverage would be 6 units/acre.

Mr. Spangler will look into the advertisement requirements and the hearing might be on November 7th. He will confirm this.

Mr. Carter from East Pennsbury Way requested to see the Spano sketch plan. He was concerned about any road coming off of Pennsbury Way which will not be the case. He also has concern about having an apartment in the proposed barn to be erected in the open space. The Board said they will check the decision from the conditional use hearing.

The Board agreed to pay Mr. Berlin \$15,400 for the installation of public water to the Ridge at Chadds Ford as previously agreed to when the development was being planned.

A bill list dated October 3, 2005 numbering 7512-7541 was submitted and approved for payment by the board. Total expenses were \$57,759.63. With no further business the meeting adjourned at 9 p.m.

Respectfully submitted,

Kathleen Howley
Township Manager