

April 17, 2006

The Board of Supervisors of Pennsbury Township held a regular meeting on Monday, April 7, 2006. All members, Mr. Spangler and Ms. Howley were present and the minutes approved as corrected.

**Township Manager Kathleen Howley** reported the following:

Reminders – meeting with Crosslands on April 19<sup>th</sup> at 8 a.m. Resident Awareness Program on Hunting is also April 19<sup>th</sup> at 6:15 p.m. in the Harris Room. Supervisors will meet directly after the Penns Village meeting on April 26<sup>th</sup> to discuss first quarter budget.

Parker Preserve – the Board agreed that since Mr. Dambro is close to receiving his PennDot permit for this development and all other issues have been satisfied, he may obtain one building permit from the township and it will be noted on the agreement of sale with the buyer that the buyer will not receive a certificate of occupancy unless all governmental permits have been obtained.

Cell tower hearings will be held on May 16<sup>th</sup> and June 6<sup>th</sup> at 7 p.m. in the township building.

Mr. Spangler briefed the audience regarding the public meeting on April 4<sup>th</sup> to discuss the proposed sewage beds and road into the park which would service the east parcel of Pennsbury Village. A sewage plant is proposed to be built on township property which will service Mr. Filler's development. The township intends to go to the County to seek approval of park land use for this development. The Planning Commission was asked to discuss the proposed road configuration into the park at their meeting on April 11. It was also noted that there is a county and Pennsbury Land Trust easement on the park which must be dealt with. Also suggested was combining the two township owned lots in the park and swapping them for land to attach to our 7 acre parcel where the township building is. Mr. Houtman issued a letter citing that from an engineering standpoint, he suggests the "blue route" alternative which goes through the park as the best option. The Planning Commission will give their recommendation at their April 25<sup>th</sup> meeting.

Lee Wiley wrote a letter to the Board expressing his concerns regarding potential development in the village of Fairville and associated traffic problems. Mr. Drumheller reported that parking is a problem and the winery will not have another function there like before. He did send them a violation notice. Tasting of wine and retail sale is allowed. He met with the winery today and they are in the process of becoming compliant. Mr. Wiley asked the Board to review the previous decision by the township early in the 90's with regard to this area. Mr. Spangler stated the ordinance for "no parking" along Fairville Rd. & Rt. 52 at the village will be advertised for adoption at the next meeting.

**Wes Atkins – 3 lot sketch** – Mr. Atkins was present to discuss a 3 lot subdivision for his property off McFadden Road. Access to this lot needs to be clarified. A township concern is the provision by Mr. Atkins for sufficient turnaround for emergency equipment and township trucks. Mr. Houtman is reviewing the sketch and will get back to Mr. Atkins.

Dussinger/Duke property – Jennifer Smith, attorney for Ms Dussinger was present to discuss a possible solution to the lot line dispute for the former Duke property which is now owned by Ms. Dussinger. Ms. Smith suggested a land swap. The Board advised her to contact the Chester Water Authority since the township property involved in this swap was given to us by CWA and has a restriction on it.

**Township Engineer Matt Houtman** reported the following:

As builts are required for new construction and additions which should keep lot lines disputes at a minimum

Someone had cut a road across the railroad track on Brintons Bridge Road near Reese Reynolds property. The railroad was in the process of taking it out. Reese reminded the township of the poor drainage along Brintons Bridge Rd. on the side of the river by this area.

A resident on West Pennsbury Way illegally dumped concrete in his backyard. He was sent a violation notice and Matt will follow up with a letter advising him what he has to do to rectify the situation and get a land disturbance permit.

Mrs. Ralph asked Matt to look at the drainage at the entrance to the Woodward Farm on Brintons Bridge Rd.

Ridge at Chadds Ford – still no title report. A letter of credit has been received. Will put this on the May 1<sup>st</sup> agenda.

Parker Preserve – Still waiting for the PennDot permit. The maintenance agreement draft is being reviewed by our planning commission. Mr. Spangler submitted his comments. It was agreed that we should review all documents on the development before signing off.

Knoll Phase II – walked the properties with Dave Allen last week and identified work to be done.

Messrs. Heaton and Heller voiced their frustration with the delayed completion of this project. Road crew will be out there this week finishing landscaping. Mr. Houtman will get an answer from the railroad by the next meeting in order to address Mr. Heller's concerns.

John Spangler reported that he met with George Asimos Jr regarding the completion of documents for the settlement on the Mendenhall property. It was agreed that the township should have some document signed by the Land Trust stating that the Trust will reimburse money to the township upon receipt of the State grant. Mr. Spangler will talk to the state about this. The Mendenhall subdivision for the park area which will be donated to the township has been sent to the County and our township engineer for review.

Pennsbury Mill – Mr. Houtman will file permits with the Corp for the dredging of the pond. This must get done soon and it will be funded by the Historic Preservation group. The fill will be disposed of in the park or Haskell property if they can use the fill. The cell tower funds were targeted for open space use but since we now have the EIT tax for this purpose, the tower funds are included in our general operating funds.

Mr. Houtman stated he would get the Orenshaw subdivision review letter out as soon as possible.

A bill list dated April 17<sup>th</sup> numbering 7904-7964 was submitted and approved by the board. With no further business the meeting adjourned at 10:00 p.m.

Respectfully submitted:

Kathleen Howley  
Township Manager