

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS

April 19, 2016 – 7:00 P.M.

Solebury Township Hall

MINUTES

Attendance: Helen Tai, Chair, James Searing, Vice-chair, Noel Barrett, Paul Cosdon and Kevin Morrissey. Dennis H. Carney, Manager, Gretchen K. Rice, Assistant Manager and Jordan B. Yeager, Solicitor were also in attendance.

The meeting was called to order followed by the Pledge of Allegiance.

Approval of Bills Payable – April 14, 2016

Mr. Carney noted that he is contacting the Township insurance carrier to determine if any portion of the cost to repair the fence damaged by a falling tree is recoverable.

Res. 2016-69 – Upon a motion by Mr. Cosdon, seconded by Mr. Searing, the list of Bills Payable dated April 14, 2016 was unanimously approved as prepared and posted.

Approval of Minutes – April 5th Work Session – Approval was postponed until the May 3rd meeting.

Approval of Minutes – April 5th Regular Meeting

Res. 2016-70 – Upon a motion by Mr. Searing, seconded by Mr. Morrissey, the Minutes of the April 5, 2016 regular meeting were unanimously approved as written and posted.

Announcements/Resignations/Appointments

- The Chair announced an executive session held prior to the meeting regarding litigation.

Public Comment – No early public comment was offered.

Supervisor Comment:

- Mr. Cosdon commented on the free radon tests that are available, encouraging all who received notice in the mail to take advantage of the free test kits.
- Mr. Barrett commented on his attendance at the Lower Delaware Wild and Scenic River Committee meeting noting that as a result of the proposed pipeline, the committee is revitalizing its efforts.
- Mr. Barrett stated that HARB was reviewing certain aspects of its applications in an effort to make the process less onerous on residents.

Mr. Cosdon commented that his main concern was the impact on safety when running bamboo progresses from a homeowner's property line toward or into the roadway, especially during snow or heavy rainstorms when the bamboo bends into the roadway. He shared photos of areas along Route 263, Suga Road, Middleton Lane and Aquetong Road where this has already become an issue.

Acknowledging that there are different species of bamboo, not all of which appear to be causing the problems, and that it is practically impossible to control the offending bamboo when it takes hold, Mr. Cosdon suggested an Ordinance be considered to ban planting or at least regulating maintenance of bamboo to provide specific setback requirements from property lines. It was also noted that bamboo is not on the state's list of noxious plants.

The Township Solicitor noted that the 2nd Class Township Code gives the Township authority to address the issue, but it is extremely difficult to eradicate and also very expensive. Once bamboo crosses a property line, it becomes a neighbor to neighbor issue. The Township Solicitor will circulate an Ordinance draft for the Board's further consideration.

Mr. Carney stated that there is some bamboo on Township owned lands that he has tried to eradicate but his efforts have been unsuccessful.

David Benner recommended cutting the bamboo flush to the ground in February and then placing black plastic over the area. This will cause the roots to rot and will help to control the typical root spread.

CeCe Brillman suggested that the EAC might look into recycling the bamboo noting that in Southeast Asia they make bicycles out of bamboo and there are many other commercial products that contain bamboo.

Sari Feldman, a resident and horticulture student has been in contact with Bowman's Hill Wildflower Preserve regarding bamboo and she will gather the information and share it with the Board.

NEW BUSINESS

Township Communications Improvement Project – Mr. Morrissey provided an update on behalf of the committee which includes Supervisors Barrett and Cosdon, Mr. Carney, Manager and the Ms. Blood, Finance Director.

The Township is increasing its use of emails that will now include not only emergency announcements, but minutes, community events and news, etc. The subscriber has the option to determine which types of emails they want to receive.

In addition, all Supervisors now have public email addresses posted on the website. The Township is also in the process of setting up a Facebook page.

Mr. Morrissey noted that all of these improvements are being done with existing resources.

Solebury Farm Committee Ordinance – discussion – Mr. Morrissey and Mr. Cosdon suggested that the Township establish a committee of farmers to advise the Board on policy and regulations that might impact farmers.

Mr. Searing asked if there was a state law or act that would allow the Township to create such a committee, similar to the one that provides for creation of the EAC. Mr. Yeager replied that the 2nd Class Township Code provides for a committee for the Agricultural Security Area which is very similar so he did not see any issue with the proposal.

Mr. Searing asked if a clear objective for the committee had also been developed suggesting that it might be best to develop that first before creating an ordinance or establishing a committee.

Mr. Morrissey opined that the objectives would be determined during the process of creating the Ordinance.

Mr. Tai suggested that the updated Comprehensive Plan provides a good starting point as it contains a number of recommendations related to farming.

Mr. Searing cautioned that recruiting may be challenging, adding there is no surplus of people volunteering and a number of Township farmers already sit on advisory committees. He also suggested placing a specific term period for the committee and to set some limits on the scope of the committee.

Mr. Cosdon recommended that the membership should be limited to farmers residing in the Township.

CeCe Brillman recommended connecting with the PA Farm Bureau, Penn State Extension and DelVal Agricultural University as well.

Mr. Morrissey said that he sees this as a challenge to expand and reach out to include a group that has not previously been involved. He recommended that the Board authorize drafting an Ordinance to get things moving forward.

Res. 2016-72 – Upon a motion by Mr. Morrissey, seconded by Mr. Barrett, it was unanimously agreed to authorize the Township Solicitor to draft an Ordinance establishing an advisory committee to be known as the Solebury Township Farm Committee to support farming in Solebury Township.

SUBDIVISIONS/CONDITIONAL USES/LAND DEVELOPMENTS

Asplundh Escrow Release #1 - The Township Engineer has certified that certain expenses in connection with this project have been incurred by the applicant such that \$164,295.00 can be released at this time.

Res. 2016-73 – Upon a motion by Ms. Tai, seconded by Mr. Searing, it was unanimously agreed to authorize the release of escrow funds in the amount of \$164,295.00 as approved by the Township Engineer for costs associated with the project.

Public Comment

- Joseph Pepe a resident of 1418 Street Road, Buckingham Township addressed the Board concerning the condition of a property on the Solebury side of Street Road across from his property and requested that the Township adopt a property maintenance ordinance. Mr. Pepe was accompanied by the daughter of the owner of the subject property. The Board suggested they schedule a meeting with the administration to further discuss.

Adjournment

Res. 2016-74 – Upon a motion by Mr. Cosdon, seconded by Mr. Searing, the meeting adjourned at 8:30 p.m.

Respectfully submitted
Gretchen K. Rice
Assistant Manager
Secretary/Treasurer

HISTORICAL ARCHITECTURAL REVIEW BOARD
04APRIL2016 MEETING MINUTES

In attendance was Larry Peseski (Chair), Nancy Ruddle (Vice Chair), Marnie Newman, Scott Minnucci, Mark Baum Baicker, Patrick Pastella, Matthew Wojaczyk (Building Inspector/Zoning Officer), Christine Terranova (HARB Administrator) and Noel Barrett (Liaison).

A. Action on William E. Mathias
6205 Fleecydale Road, Carversville, PA
(Carversville Historic District)
HARB Plan Number 2016-02-C

Upon a Motion by Marnie Newman, seconded by Mark Baum Baicker, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-004-010 for the attached cottage on the property to do the following: (1) replace existing windows in kind in wood with the exception of two, single lite sashes to be replaced with six over six wood casement windows, all trim to match existing and will be painted to match other trim, Persian beige; (2) replace existing roof, consisting of three different materials, with architectural asphalt, Certainty shingles, color weatherwood; (3) replace the existing vertical T&G board siding with 6-inch siding with center bead to match existing in profile dimension and material and painted to match the existing oyster white.