

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
November 5, 2015 – 7:00 P.M.
Solebury Township Hall

MINUTES

Attendance: Paul Cosdon, Chair, James Searing, Vice-chair, Robert Heath, Jr., Edward McGahan, Jr. and Helen Tai. Dennis H. Carney, Manager, Gretchen K. Rice, Assistant Manager, Michele Blood, Finance Director, Jonathan J. Reiss, Solicitor and C. Robert Wynn, P.E., Twp. Engineer were also present.

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

Approval of Bills Payable

Res. 2015-142 – Upon a motion by Mr. McGahan, seconded by Ms. Tai, the list of Bills Payable dated October 29, 2015 was unanimously approved as prepared and posted.

Approval of Minutes

Mr. Searing recommended revision to the subject explanation on page 3 related to the proposed SALDO amendment. The Board concurred with his recommendation.

Res. 2015-143 – Upon a motion by Mr. Searing, seconded by Mr. McGahan, the Minutes of October 20, 2015 were unanimously approved as written and posted with revision.

Announcements/Resignations/Appointments

- The Board announced executive sessions held on November 2nd and November 5th dealing with personnel issues.
- The Board announced the resignation of Eric Stephens as an Alternate from the Zoning Hearing Board effective immediately.
- The Chair read a statement titled “Soil Announcement” regarding the removal of soil from the public works facility construction site. A copy of the statement is attached to these Minutes.
- The Chair read a statement titled “Tree Announcement” regarding the tree removal from the public works facility construction site. A copy of the statement is attached to these Minutes.

Supervisor Comment

- Mr. Cosdon commented on the success of the New Hope Solebury football team and wished them continued success in their upcoming championship game.
- Mr. Searing congratulated the New Hope Solebury soccer team on regaining the Championship.
- Mr. McGahan offered congratulations to the winners in the recent election.

Public Comment

- Ronald Norton of Solebury addressed the Board regarding the removal of soil from the public works facility construction site.

PUBLIC HEARING – Clymer Conditional Use No. 15-2 – continued from October 20, 2015.

The applicants were present with counsel, Paul Cohen, Esquire, and consultants Ralph Fey, Architect and Adam Crews, PLS. A court stenographer was present to record the testimony.

Following additional testimony by applicant's consultants and applicant Valerie Clymer, the hearing was closed.

Res. 2015-144 – Upon a motion by Mr. McGahan, seconded by Mr. Heath, it was unanimously agreed to approve the Conditional Use application of Brian W. and Valerie C. Clymer with the following conditions which shall be incorporated into the Adjudication to be prepared by the Township Solicitor:

1. **Compliance with the September 10, 2015 review of C. Robert Wynn Associates;**
2. **Driveway to be paved (or pavers to be used) within one year of a Certificate of Occupancy;**
3. **Subject to PennDOT approval, applicants shall stabilize approximately 150 feet of the existing swale running along the property frontage on Fleecydale Road;**
4. **Applicant shall install a concrete monument at the northwest property corner;**
5. **Applicants shall calculate the velocity of stormwater running down and along the driveway at the time of designing the stormwater management facilities in compliance with the Township's Stormwater Management Ordinance.**

2016 Budget – On behalf of the Board, Mr. Searing presented a power-point overview of the proposed 2016 Budget, noting that no tax increase is proposed. Mr. Searing also noted that the Township's bond rating has been raised from Aa3 to Aa2.

The Board reviewed all funds and after discussion revised line item 01.410.408.130, Patrol Salaries in the General Fund from \$1,102,000 to \$1,077,000, and line item 22.410.435.331, Police Equipment, in the Capital Equipment Fund from \$65,690 to \$10,000.

Res. 2015-145 – Upon a motion by Mr. Searing, seconded by Mr. McGahan, it was unanimously agreed to advertise the proposed 2016 Budget for adoption on December 15, 2015, with revision as noted.

OLD BUSINESS

Discussion on Fracking – The Board discussed forwarding the issue of fracking to the Township Planning Commission and the Township's Environmental Advisory Board for recommendations as to what area of the Township, if any, should fracking be permitted and/or regulated and guidelines to be adopted.

Among the issues discussed was the lack of clarity on expectations, and neither committee has adequate expertise in this area.

One of the recommendations that came from the previous meeting held specifically dealing with fracking was a unanimous opinion from the three attorneys participating that a township-wide study would be important to determine what environmental sensitivities are present that would need to be protected.

The Board directed the administration to contact the consultants recommended by the attorneys participating in the previous meeting and request their assistance in putting together parameters and scope of features that need to be considered in a study and forward all maps and information to the prospective consultants.

NEW BUSINESS

SALDO Amendment regarding tree replacement requirements – As previously directed, the Solicitor has drafted an amendment to the Subdivision and Land Development Ordinance as it relates to the requirements for off-site tree replacement, that were previously found to be illegal and invalid by the Pennsylvania Commonwealth Court. The amendment has been drafted to eliminate the illegal provision. The administration recommends that the draft amendment be forwarded to the Bucks County Planning Commission and the Township Planning Commission for comment.

Res. 2015-146 – Upon a motion by Mr. McGahan, seconded by Mr. Cosdon, it was unanimously agreed to forward the draft amendment to the Subdivision and Land Development Ordinance related to off-site tree replacement to the Bucks County and Solebury Township Planning Commissions for comment, as drafted.

SUBDIVISIONS/LAND DEVELOPMENTS/CONDITIONAL USES – No applications were reviewed.

Public Comment – no additional public comment was provided.

Adjournment

Res. 2015-146 – Upon a motion by Mr. Heath, seconded by Mr. McGahan, the meeting adjourned at 10:45 p.m.

Respectfully submitted
Gretchen K. Rice
Assistant Manager
Secretary/Treasurer