

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
February 17, 2015 – 7:00 P.M.
Solebury Township Hall

MINUTES

Attendance: Paul Cosdon, Chair, James Searing, Vice-chair, Edward McGahan, Jr. and Helen Tai. Dennis H. Carney, Township Manager, Gretchen K. Rice, Assistant Manager, Jonathan J. Reiss, Solicitor and C. Robert Wynn, Township Engineer, were also in attendance.

Absent: Robert Heath, Jr.

Following the Pledge of Allegiance, the meeting was called to order.

Approval of Bills Payable:

Res. 2015-33 – Upon a motion by Ms. Tai, seconded by Mr. McGahan, the lists of Bills Payable dated January 29, 2015 and February 12, 2015, were unanimously approved as prepared and posted.

Approval of Minutes:

Res. 2015-34 – Upon a motion by Mr. McGahan, seconded by Ms. Tai, the Minutes of the January 14, 2015 Work Session were unanimously approved as written and posted.

Res. 2015-35 – Upon a motion by Mr. McGahan, seconded by Ms. Tai, the Minutes of January 20, 2015 were unanimously approved as written and posted.

Res. 2015-36 – Upon a motion by Mr. McGahan, seconded by Ms. Tai, the Minutes of the January 27, 2015 Work Session were unanimously approved as written and posted.

Announcements/Resignations/Appointments

- The Board announced an executive session held on January 27th regarding personnel issues and another held on February 17th regarding personnel and legal issues.

Advisory Committee Appointments

Res. 2015-37 – Upon a motion by Ms. Tai, seconded by Mr. Searing, it was unanimously agreed to appoint Deborah Palmer to the Solebury Township Land Preservation Committee for a two year term expiring December 31, 2016.

Res. 2015-38 – Upon a motion by Mr. McGahan, seconded by Ms. Tai, it was unanimously agreed to appoint Christopher Navratil to the Solebury Township Environmental Advisory Council for a one year term expiring December 31, 2015.

Supervisor Comment

- The Chair noted the passing of Esther Goss, life-long resident of the Township and secretary for many years to the Township Police Department.

Public Comment – No early public comment was offered.

OLD BUSINESS – No old business came before the Board.

NEW BUSINESS

LPC Property #137 – Hixson Property, 1301 Street Road – The Board announced that the property owners have accepted the Township's offer of \$322,641 for a conservation easement on 32.59 acres. The project is expected to close within sixty days.

Solebury Township – Hamill/Perlsweig – Settlement Agreement – A proposed Settlement Agreement was under consideration by the Board, the details of which had been agreed to by the property owners and Bedminster Regional Land Conservancy.

Individual Board members expressed their thoughts on the issues and circumstances involved, emphasizing their support of farming but also the importance of upholding the terms of the individual conservation easement involved.

Mr. Clemons briefly explained that the easement involved was not an agricultural easement but an open space and view-scape easement and therefore was written specifically to provide a specific defined building envelope for structures and to prohibit structures in the open space areas.

Gary Manoff, James Coan, Diane Downs and Toni Dorazio addressed the Board regarding the importance of both farming and conservation easements in Solebury Township. Josh Perlsweig, one of the principals involved, acknowledged the difficult position the Board finds itself in and thanked the members for their thoughtful consideration.

Res. 2015-39 – A motion was made by Mr. McGahan, seconded by Ms. Tai, to authorize the appropriate Township officials to execute the proposed Settlement Agreement between the property owners, Bedminster Regional Land Conservancy and Solebury Township.

Voting in Favor: Mr. McGahan and Ms. Tai

Opposed: Mr. Searing and Mr. Cosdon

Motion fails.

Ingham Spring Dam – Bid Award – Seven bids were received as follows:

Bids were received on Monday February 2, 2015 for the removal of the Ingham Dam. The bids are as follows with the lowest qualified bid being submitted by Flyway Excavating:

1. Flyway Excavating - \$596,015
2. S & H Landscaping - \$681,801.75
3. KC Construction - \$703,435
4. Out of Site Infrastructure - \$1,089,000
5. Land Tech - \$1,194,775
6. Barwis, LLC - \$1,310,550
7. Green Scape Landscape - \$1,846,405

Res. 2015-40 – Upon a motion by Mr. Searing, seconded by Mr. McGahan, it was unanimously agreed to award the bid for removal of the dam at Ingham Spring Park to Flyway Excavating in the amount of \$598,015, conditioned upon receipt of the applicable bonds and compliance with all other contract requirements.

Mr. McGahan excused himself from the meeting at this time.

Waiver of Subdivision – Solebury Trail – Certain lands along the frontage of Canal Park and Magill's Hill were to have been dedicated from the DRJTBC to PennDOT and Solebury Township during the construction of Canal Park. It has been confirmed that these dedications were never finalized.

In order to move forward with construction of the trail portion being funded almost entirely by grant money, these dedications must be finalized as soon as possible. In order to take the necessary steps, including recordation of the deeds involved, a waiver of subdivision is being requested.

This is a transfer between two adjoining public entities to allow the completion of the Solebury Trail system in the area of Canal Park.

Res. 2015-41 – Upon a motion by Mr. Searing, seconded by Ms. Tai, it was unanimously agreed to waive the subdivision and land development requirements for the transfer and dedication of land in the right of way currently titled in the name of the Delaware River Joint Toll Bridge Commission to PennDOT and Solebury Township.

PRESENTATIONS:

Solebury Township Planning Commission – Laura Sachs, Chairman of the Township's Planning Commission reviewed the Commission's annual report with the Board. A copy of the Annual Report is on file at the Township administrative offices.

Solebury Township Land Preservation Committee – Phil Johnson, Vice-chair of the Township's Land Preservation Committee reviewed the Committee's annual report with the Board. A copy of the Annual Report is on file at the Township administrative offices.

SUBDIVISIONS/LAND DEVELOPMENTS/CONDITIONAL USES

Giuliano Subdivision Escrow Release - The Township Engineer has certified that certain expenses in connection with this land development have been incurred by the Township and that \$4,196.82 can be released to Solebury Township to reimburse for legal, engineering and administrative fees.

Res. 2015-42 – Upon a motion by Mr. Searing, seconded by Ms. Tai, it was unanimously agreed to authorize the release of escrow funds in the amount of \$4,196.82 to reimburse the Township for legal, engineering and administration costs associated with the Giuliano subdivision.

Public Comment – No additional public comment was offered.

Adjournment:

Res. 2015-43 – Upon a motion by Mr. Searing, seconded by Ms. Tai, the meeting adjourned at 8:15 p.m.

Respectfully submitted
Gretchen K. Rice
Assistant Manager
Secretary/Treasurer