

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS

May 21, 2015 – 7:00 P.M.

Solebury Township Hall

MINUTES

Attendance: James Searing, Vice-chair, Robert Heath, Jr., Edward McGahan, Jr. and Helen Tai. Gretchen K. Rice, Assistant Manager, Jonathan J. Reiss, Solicitor and C. Robert Wynn, Township Engineer, were also present.

Absent: Paul Cosdon, Chair and Dennis Carney, Township Manager

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

Approval of Bills Payable – May 14, 2015

Res. 2015-75 – Upon a motion by Mr. Heath, seconded by Ms. Tai, the list of Bills Payable dated May 14, 2015 was unanimously approved as prepared and posted.

Approval of Minutes – May 5, 2015

Res. 2015-76 – Upon a motion by Ms. Tai, seconded by Mr. McGahan, the Minutes of May 5, 2015 were unanimously approved as written and posted.

Announcements/Resignations/Appointments

- Executive Session(s) – No executive sessions were announced.

Supervisor Comment

- The Board announced that the dam removal at Aquetong Lake was going well and the streams were already finding their way.
- The Board commented on National Police Week and thanked all community emergency personnel and citizens for their efforts throughout the year.

Public Comment

- Joni Moloney of Centre Bridge Road addressed the Board regarding the Settlement Agreement she executed and which was filed with the Court dealing with her property and the Neebe property.

PRESENTATION – Police Department Commendations – Chief Bellizzie presented the following Police Department personnel and community residents with citations and commendations:

Sergeant Kevin M. Edwards, second in command, for achieving 20 years of service;
Detective Roy Ferrari for diligence in a burglary investigation resulting in \$250,000 in restitution;
Patrolman Keith P. Fennell was praised for devotion to duty for stopping and apprehending an offender with a loaded handgun who was wanted for assault;

Sergeant Marc R. Mansour was recognized for heroism and devotion to duty for the rescue of a victim from a burning home;
EMT Douglas Gimson was recognized for heroism and devotion to duty for the rescue of a victim from a burning home;
Resident John B. Mack was recognized for heroism for rescuing a person at the bottom of a pool at the Ramada Inn;
Isabelle Cavallo, age 6, was presented with a Distinguished Citizen Service Award for her actions when her mother collapsed.

OLD BUSINESS – No old business came before the Board.

NEW BUSINESS – PUBLIC HEARINGS

HARB – Phillips Mill Community Association – The acting Chair opened the hearing. The Historical Architectural Review Board had reviewed the application and recommended a Certificate of Appropriateness be issued based upon the application. A copy of the recommendation is attached to these Minutes. Following the description of the work proposed the hearing was closed.

Res. 2015-77 – Upon a motion by Mr. Tai, seconded by Mr. Heath, it was unanimously agreed to issue a Certificate of Appropriateness to TMP 41-028-031 as recommended by the Solebury Township Historical Architectural Review Board. Issuance of this Certificate of Appropriateness does not relieve the applicant from applying for and obtaining any other applicable permits.

HARB – Hotel Du Village- The acting Chair opened the hearing. The Historical Architectural Review Board had reviewed the applications and recommended a Certificate of Appropriateness be issued. A copy of the recommendations made is attached to these Minutes. Following a brief description of the applications involved, the hearing was closed.

Res. 2015-78 – Upon a motion by Mr. Heath, seconded by Mr. McGahan, it was unanimously agreed to issue a Certificate of Appropriateness to TMP 41-028-020-002 as recommended by the Solebury Township Historical Architectural Review Board. Issuance of this Certificate of Appropriateness does not relieve the applicant from applying for and obtaining any other applicable permits.

Scannapieco & Cross – Stipulation Agreement – Authorization to Execute– The acting Chair provided a brief description and history of the issues involved.

Res. 2015-79 – Upon a motion by Ms. Tai, seconded by Mr. McGahan, it was unanimously agreed to authorize the appropriate Township Officials to execute the Stipulation Agreement in the Scannapieco & Cross matter.

Authorization to Apply for DCED Grant – The administration has requested authorization to utilize Simone Collins to apply for one of the DCED grants listed in their March 12, 2015 proposal. The costs associated with the application would be \$3,670.00.

Res. 2015-80 – Upon a motion by Mr. Heath, seconded by Mr. McGahan, it was unanimously agreed to authorize the Administration to utilize Simone Collins to apply for a DCED grant for a cost of \$3,670.00.

At the suggestion of Ms. Tai, the Board requested that the Administration determine what other grants are available, what specific items would qualify under each grant and the dollar amounts associated with each.

SUBDIVISIONS/LAND DEVELOPMENTS/CONDITIONAL USES – No applications came before the Board.

Public Comment – No additional public comment was offered.

Adjournment

Res. 2015-81 – Upon a motion by Mr. Heath, seconded by Ms. Tai, the meeting was adjourned at 7:45 p.m.

Respectfully submitted
Gretchen K. Rice
Assistant Manager
Secretary/Treasurer

HISTORICAL ARCHITECTURAL REVIEW BOARD MOTION RE: PHILLIPS MILL COMMUNITY ASSOCIATION

HARB – Phillips Mill Community Association (2619 River Road) TMP #41-28-31
Action on Phillips Mill Community Association 2619 River Road, New Hope, PA
(Phillips Mill Historic District) HARB Plan Number 2015-04-B

Upon a Motion by John Colton, second by Marnie Newman, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-028-031 for re-grade and repair of the upper and lower parking lots with 4-inches of 2A Mod, fine grade, ¾-inch crushed gray stone with the addition of four black post lamps to be installed in the upper parking lot to match existing with 40 watt LED lights; to add one tree light and replace two existing tree lights in the lower parking lot, color bronze, 12 watt LED bulbs, 10' height placement on trees, dual light fixtures and wiring of conduit placed along the back side of trees and painted to match tree bark.

HISTORICAL ARCHITECTURAL REVIEW BOARD MOTION RE: HOTEL DU VILLAGE

HARB – Hotel DuVillage (7092 Phillips Mill Road TMP #41-28-20-2)
Action on 2535 River Road, LLC 7092 Phillips Mill Road, New Hope, PA
(Phillips Mill Historic District) HARB Plan Number 2015-04-B (April 6th meeting)

Upon a Motion by Moira McClintock, seconded by Nancy Ruddle, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-028-020-002 for the following items as outlined and presented from Ralph C. Fey's cover letter, dated March 6, 2014:

- **Item #1 as submitted with the exception that light fixtures 1, 2 & 3 as presented shall be used in lieu of the originally submitted Masiero fixture.**
- **Item #2 as submitted with the exception that light fixtures 1, 2 & 3 as presented shall be used in lieu of the originally submitted Masiero fixture.**
- **Item #3 as submitted.**
- **Item #4 as submitted.**
- **Item #5 as documented in materials submitted on March 23, 2015.**
- **Item #6 as submitted with the recommendation that all lamping be LED in lieu of metal halide and that all visible hardware be black wrought iron.**
- **Item #7 as submitted and the description shall read, "Four new stone water pools with concrete caps to match top of water rill."**
- **Item #8 as submitted and the description shall read, "One new stone water pool with concrete caps to match top of water rill."**
- **Item #9 as submitted with the addition that the water rill will be internally lit.**
- **Item #10 as submitted.**
- **Item #11 as submitted with the fence to be painted black.**
- **Item #12 a, b & c as submitted.**
- **Item #13 as submitted.**
- **Item #14 as submitted.**

- Item #15 shall be withdrawn by the applicant and resubmitted at a later date. HARB recommends that the applicant consider comments regarding the massing of the roof alterations above the garage and the relationship of the detailing between new and existing architectural features.

HARB also recommends that all visible hardware shall be black wrought iron or oil rubbed bronze and all new HVAC units shall be located so not to be visible from the public way unless the equipment is screened from view.

(Continuation)- May 4th meeting

Upon a Motion by Moira McClintock, seconded by Nancy Ruddle, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-028-020-002 for the following items as outlined and presented from Ralph C. Fey's cover letter, dated April 17, 2015, Revised:

- Item #15, the existing house along River Road, to raise the height of the roof 2' 9" above the garage and incorporating two new gable dormers with three windows in each dormer, each window with six lights. The garage doors on the south elevation will be altered to incorporate a man door, repaired, fixed in place and insulated behind. The existing man door will be removed and the opening patched to match the existing stone wall. The door and window located at the rear of the garage to be replaced with two doors similar to existing and painted to match. Wood siding will be repaired and repainted. Gutter and downspouts will be replaced with a 'Premier steel gutter system' European style. The roof to be either charcoal or slate color shingles with the final selection to be at the owner's discretion for the Bed & Breakfast structure. All paint colors for the B & B shall be as submitted on Page 15P.
- Item #16, regarding the proposed alterations to the parking lot of the existing house along River Road, HARB recommends the approval of the removal of the existing stone etching and installation of metal landscaping etching of the exterior and interior perimeter of the driveway and proposed resurfacing of the driveway with ¾-inch red tipple.
- Item #17, repair the deck of the wood bridge and installation of a rail system as shown on Page 17a. All materials shall be as noted in the submission.
- Item #18, the applicant shall have the option to replace the deteriorating asphalt roof above the kitchen and training rooms with either charcoal or slate color Timberline GAF shingles or a patina green Englert metal roof.
- Item #19, new exterior gas fireplace and brick chimney at the south end of the event building patio, existing center window will be removed to construct the chimney with veneer brick as submitted on Page 19b.