

**SOLEBURY TOWNSHIP BOARD OF SUPERVISORS**  
**March 18, 2014 – 7:00 P.M.**  
**Solebury Township Hall**

**MINUTES**

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

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

Approval of Bills Payable

**Res. 2014-46 – Upon a motion by Mr. Cosdon, seconded by Mr. Heath, the list of Bills Payable dated March 13, 2014 was unanimously approved as prepared and posted.**

Approval of Minutes

**Res. 2014-47 – Upon a motion by Mr. Heath, seconded by Mr. McGahan, the Minutes of March 3, 2014 were approved as written and posted.**

**Abstaining: Mr. Searing due to absence from meeting.**

Announcements/Resignations/Appointments

- The Board announced an executive session related to personnel issues held prior to the meeting.

Public Comment – no early public comment was offered.

**OLD BUSINESS**

Communications Ordinance – The Board had previously authorized Grim Biehn & Thatcher along with the Cohen Group, considered to be experts in the field, to revise the Township's Communications Ordinance to conform to today's FCC standards and address the new technology in the wireless communications industry.

The Board members discussed wording contained on several pages of the draft. The Solicitor recommended the Board specifically consider three key issues; 1) that the current telecommunications ordinance regulations in place in Solebury Township most likely would not withstand a challenge; 2) efforts have been made to keep those regulations that would not be in conflict with new law and statutes in the draft, but some of the regulations incorporated into the draft will be new to Solebury Township based upon input from the Cohen Group; 3) the Board needs to provide input and direction regarding how it wants to deal with mandating or not mandating stealth technology design.

The Board discussed where new towers should be permitted. The Solicitor offered that most municipalities identify areas along state roads or industrial districts. State highways running through Solebury include Routes 202, 263, 232 and 32, however as also noted by the Solicitor, Routes 263 and

232 may not be suitable for this use in Solebury due to existing properties, and Route 32 most likely does not have the necessary elevation for new telecommunication facilities.

The Board discussed various other details in the draft including restrictions related to historic districts and village zoning, the amount of insurance to be required and whether to make stealth design a mandate or an option for applicants to consider.

Following discussion the Board directed the Administration to provide a map identifying all state roads and township owned properties for use at a subsequent meeting so that the Board could consider and identify appropriate locations for new facilities.

The Township Solicitor will review all comments and recommendations provided by the Board with the Cohen Group.

ROW Ordinance Amendment – at the recommendation of the Solicitor, this topic was tabled until such time that the Board again considers the Communications Ordinance.

#### NEW BUSINESS

Bucks County Hazard Mitigation Plan - A Hazard Mitigation Plan is required by state and federal agencies for each municipality to be eligible to receive state and federal disaster relief funds after a disaster occurs, and for all federally funded pre-disaster mitigation funding. In 2011 all Bucks County municipalities agreed to participate in the Bucks County Hazard Mitigation Plan Update and subsequently adopted the plan.

The Bucks County Planning Commission and County's Emergency Management Agency are starting to prepare the updated Bucks County Hazard Mitigation Plan by applying for federal funding to cover the expenses associated with the planning process. Part of the grant application asks for a letter of participation from each municipality wanting to join the countywide planning effort.

**Res. 2014-48 – Upon a motion by Mr. Cosdon, seconded by Mr. McGahan, it was unanimously agreed to adopt a Resolution of the Board of Supervisors of Solebury Township, County of Bucks, Commonwealth of Pennsylvania, adopting the Bucks County Hazard Mitigation Plan.**

Trail Grant – The Township proposes to apply for grants to extend the existing Solebury Trail that currently runs under the PECO power lines from the Eagle Fire House to River Road. The trail extensions would involve a segment from the current trail at River Road, along River Road to Canal Park, and another segment from the Eagle Fire House under the PECO power line to the intersection of Kitchens Lane, 179 and 202.

**Res. 2014-49 – Upon a motion by Ms. Tai, seconded by Mr. Heath, it was unanimously agreed to adopt the required Resolutions officially acknowledging that Solebury Township intends to apply for grants for trail linkages from the Department of Conservation and Natural Resources, the PA Department of Transportation and the PA Department of Community and Economic Development and further acknowledging the terms of the grant program.**

PUBLIC HEARING - HARB – Scott Minnucci – Phillips Mill Road, TMP 41-28-33-1 – The Applicant was present with HARB member Nancy Ruddle. The Historical Architectural Review Board has reviewed the

application proposing to construct a new carriage style garage and unanimously recommended issuance of a Certificate of Appropriateness.

**Res. 2014-50 – Upon a motion by Mr. Cosdon, seconded by Mr. McGahan, it was unanimously agreed to issue a Certificate of Appropriateness to TMP 41-028-033-001 for construction of a new garage conditioned upon compliance with the recommendation from the Historical Architectural Review Board, a copy of which will be attached to the Certificate of Appropriateness. Issuance of the Certificate of Appropriateness does not relieve the applicant from obtaining any and all other applicable permits.**

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

#### Public Comment

- Peter Gatto of Lumberville addressed the Board about having the EAC review the proposed amendment regarding productive agricultural soils. Mr. Cosdon explained that it is the job of the BC Planning Commission and the Twp. Planning Commission to review and offer comment on these ordinances. Ms. Tai commented that she felt this particular Ordinance should have been reviewed by the EAC due to its environmental nature but her fellow Board members did not agree.

#### Adjournment

**Res. 2014-51 – Upon a motion by Mr. McGahan, seconded by Mr. Heath, the meeting adjourned at 8:10 p.m.**

Respectfully submitted  
Gretchen K. Rice  
Assistant Manager  
Secretary/Treasurer