

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
PUBLIC WORK SESSION W/SOLEBURY TOWNSHIP PLANNING COMMISSION
May 19, 2014 – 7:00 P.M.
Solebury Township Hall

MINUTES

Attendance: Supervisors: James Searing, Chair, Paul Cosdon, Vice-chair, Robert Heath, Jr., Edward McGahan, Jr., and Helen Tai. Planning Commission: Christopher Caputo, Keith Duessing and Kevin Morrissey. Administration; Dennis H. Carney, Manager, Gretchen K. Rice, Asst. Manager, Jean Weiss, STPC Administrator and Jonathan J. Reiss, Solicitor.

The work session was opened by Mr. Searing with a brief overview of how the session would proceed.

Board and Commission members were asked to identify by post-it the top three areas in the draft Comprehensive Plan they felt needed additional clarification, revision and/or additional discussion. The results were as follows:

	# of Post-it assigned
Historic, Cultural, and Scenic Resources	1
Agricultural Resources	1
Parks, Recreation & Open Space	2
Community Vision and Objectives-A Sustainable Community	2
Community Profile and Background	2
Natural Resource Protection	3
Water Resources and Related Facilities	3
Implementation Recommendations-Measurement of Progress Towards a Sustainable Community	6

Comments regarding the Implementation Recommendations, Chapter 15, included:

1. The recommendations should be more closely tied to the items called out in the Chapter 1 under the Introduction section;
2. Chapter 15 Recommendations is perhaps the most important part of the Plan because it results from the detail of all previous chapters;
3. The issues involved with shipping water to New Jersey should be addressed in this section also;
4. A detailed discussion of this section would be most beneficial after the earlier chapters are discussed so it would not be necessary to double back.

Comments related to Chapter 2, Community Vision and Objectives included:

1. The Vision Statement on page 10 should identify Solebury Township as a leader in the area of preservation and natural resources;

2. On page 10 under “Regional Trends Affect Solebury Township”, suggestion to remove reference to climate change as the Township has no ability to impact this issue;
3. “Guiding Principles for a Sustainable Community” on page 11 should also include reference to the Commonwealth in addition to county and regional policies and goals;
4. Questions as to what is meant by “natural carrying capacity” in the second of the four key characteristics on page 11;
5. Questions as to how one would measure the natural carrying capacity;
6. Establishing a baseline would first be necessary in order to quantify a capacity;
7. Questions as to whether or not the satisfaction of basic human needs really addresses the quality of life issues;
8. Questions on how to measure quality of life when it is such an individual ideal;
9. Suggestion to include language about reducing chemical usage on page 14;
10. Questions as to why the second bullet under “Water Resources” on page 14 refers to “on a watershed basis” rather than an overall Township basis;
11. Addition of a requirement to restore should be added to the second bullet on page 11 under “Protecting the Natural Environment and our Resources”;
12. Invasive plants should be addressed in the same section;
13. Use of native plants should encouraged;
14. Questions concerning the meaning of “water budget” referenced on page 12 under the third bullet;
15. Suggestion to have every permit application address in some fashion the runoff created even if it does not meet the threshold for a formal grading permit;
16. Wastewater management should also be mentioned under the “Water Resources” section on pages 14 and 15;
17. Under the “Scenic and Historic Resources” on page 16, suggestion to somehow protect historic structures, whether voluntarily or by some requirement and/or designation, possibly including a financial incentive to the owner;
18. Consideration of a special status for homes not currently falling within the areas under HARB purview;

19. Consideration to offer owners of historic properties money similar to the way the open space program offers financial incentives;
20. Issues of affordable housing for young families has not been addressed;
21. With aging Township demographics, the lack of assisted living availability should also be considered so that long-time residents are not forced to move out of the Township;
22. On page 17 under the third bullet, change “Provide for the integration...” to “Encourage the integration....”;
23. Issues involved with air quality should also be included;

Comments related to Chapter 4, Natural Resource Protection:

1. On page 32, third bullet, question and discussion as to what “minimization” means;
2. Do the four goals listed generate from some recognized list and if so, what list?;
3. Wildlife should also be referenced under natural resources;
4. Township does not have regulations regarding fracking so the Township remains at risk; wording should be carefully crafted under the Geology section;
5. The word sustain means to keep the same – suggestion that the Township’s goal should be to improve on these issues, not just sustain current conditions.

Comments related to Chapter 6, Water Resources and Related Facilities:

1. Development should be limited along the 202 corridor;
2. Options – build a wastewater disposal plant or require spray irrigation;
3. Comments related to the Primrose Creek inclusion on the 303.(d) list of impaired waters;
4. Suggestion to create a program to inspect basins and require remedial actions;

Comments related to Chapter 8, Parks, Recreation and Open Space:

1. Suggestion to focus on properties 6 acres or larger;
2. Suggestion to revisit the criteria list created by LPC with consideration to increase financial incentives for smaller properties;

3. When considering property for preservation the topography of the property should also be considered when determining development potential;
4. The Supervisors are refining the recommendation in the P&R Master Plan and the final language will be included in the updated Comp Plan;
5. Questions on insufficient or inaccurate calculations used related to documenting need for new playing fields;
6. On page 104, the Township would need to make housing affordable and available to younger families to attract and/or maintain residency of the younger demographic;
7. On page 106, the long-term recommendation regarding Hal Clark Park should be moved to the short term list;
8. On page 109 under "Regional Park and Recreation Issues and Recommendations", New Hope Borough should be required to pay its fair share;
9. Suggestion that residents of New Hope should pay a different fee to participate or use facilities in Township;
10. A map showing all locations accessing the canal and river, as well as all trails should be created;

Closing Comments:

1. The recommendations resulting from the draft Plan will require significant money to implement;
2. Addressing the number of recommendations contained in the Plan will be a challenge;
3. The recommendations in the Plan should be prioritized.

The work-session adjourned at 9:10 p.m.

Respectfully submitted,
Gretchen K. Rice
Assistant Manager
Secretary/Treasurer