

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
February 16, 2016 – 7:00 P.M.
Solebury Township Hall

MINUTES

Attendance: Helen Tai, Chair, James Searing, Vice-chair and Noel Barrett. Dennis H. Carney, Manager, Gretchen K. Rice, Assistant Manager, Jordan B. Yeager, Solicitor and Curt Genner, P.E., were also in attendance.

Absent: Paul Cosdon and Kevin Morrissey

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

Approval of Bills Payable

Res. 2016-37 – Upon a motion by Mr. Searing, seconded by Mr. Barrett, the list of Bills Payable dated February 11, 2016, was unanimously approved as prepared and posted.

Approval of Minutes

Res. 2016-38 – Upon a motion by Mr. Searing, seconded by Mr. Barrett, the Minutes of February 2, 2016 were unanimously approved as written and posted.

Announcements/Resignations/Appointments

- The Chair announced an executive session held immediately prior to the meeting regarding personnel and litigation.
- The Board announced that State Representative Scott A. Petri would be holding an Open House on March 5th from 10:00 a.m. to 12:00 p.m. at his new satellite office located at 123 W. Bridge Street in New Hope.
- The Board announced that Bucks County Audubon would be celebrating Earth Day at Honey Hollow on April 16th from 10:00 a.m. to 4:00 p.m.
- Mr. Searing noted that the 38th annual Lumberville Clean Up, being sponsored by Tinsman Brothers Lumber and the Paunacussing Watershed Association will be held on April 10th at 9:00 a.m. Additional information is available from Bill Tinsman.

Res. 2016-39 – Upon a motion by Mr. Searing, seconded by Mr. Barrett, the following residents were appointed to Township advisory committees:

Eva Caputo and Tamara Lesh to the Land Preservation Committee for terms to expire December 31, 2016.

- The Chair commented that HARB is still in need of a licensed architect to serve on its board.

Supervisor Comment

- Mr. Searing made the following statement:

“You may recall that in June 2015, our Board held a special public meeting to listen to three legal experts about the issue of fracking and what townships can do to regulate these activities. We are now moving forward with the next step of commissioning an environmental impact study of the Township so that we have a sound basis to enact ordinances that protect the Township’s sensitive natural resources. After a public RFP process, the Township has engaged Dr. Tom Daniels and Dr. Jay Parrish to conduct this study. Dr. Daniels is a professor at the University of Pennsylvania, and the author of several books on sustainable communities and small town planning. Dr. Parrish is a professor at Penn State, and has served as Director of the Bureau of Topographic and Geologic Survey for the State Geologist’s office. We are pleased to be working with these experts and will look forward to a public presentation of their findings sometime this summer. “

- Ms. Tai noted that the Township is undertaking a review of the Township’s zoning and permitting processes in an effort to improve service to Township residents. Anyone who has interacted with the Township related to zoning or permitting over the past two years is invited to offer comment, positive and negative, either to Ms. Tai or Gretchen Rice. Comments will be held in confidence if requested.

Public Comment – No early public comment was offered.

PRESENTATION – Parks & Recreation Annual Report

Kevin Campbell, Chair, summarized the 2015 P&R Annual Report, including among other things, the programs and events offered, partnerships maintained, and progress made toward the short term goals as established by the P&R Master Plan. A copy of the report is attached to these Minutes.

PUBLIC HEARINGS

HARB – Crilley, Suzanne, 3781 Aquetong Road – TMP 41-004-030 – The meeting was opened by the Chair.

The applicant proposed removal and replacement of gutters and downspouts. The application had been reviewed by the Historical Architectural Review Board and a recommendation has been forwarded to the Board for issuance of a Certificate of Appropriateness. Following a brief discussion the hearing was closed.

Res. 2016-40 – Upon a motion by Mr. Barrett, seconded by Mr. Searing, it was unanimously agreed to issue a Certificate of Appropriateness to TMP 41-004-030 for the replacement of gutters and downspouts in accordance with the recommendation received from the Historical Architectural Review Board as attached to these Minutes. Issuance of the Certificate of Appropriateness does not relieve the applicant from obtaining any other applicable permits.

HARB – Broad, Todd & Leeann, 3792 Aquetong Road – TMP 41-004-039 – The meeting was opened by the Chair.

The applicant proposed numerous alterations, renovations and repairs to the existing structure including the demolition of an addition. The applicant had been reviewed by the Historical Architectural Review Board and a recommendation has been forwarded to the Board for issuance of a Certificate of Appropriateness. Following comments from the applicant, the hearing was closed.

Res. 2016-41 – Upon a motion by Mr. Searing, seconded by Mr. Barrett, it was unanimously agreed to issue a Certificate of Appropriateness to TMP 41-004-039 in accordance with the recommendation received from the Historical Architectural Review Board as attached to these Minutes. Issuance of the Certificate of Appropriateness does not relieve the applicant from obtaining any other applicable permits.

OLD BUSINESS

ARLE Grant regarding traffic signal upgrades – This grant project is to provide improved coordination along the Route 202 corridor at the intersections of Shire Drive, Kitchens Lane and Sugan Road. All expenses are being funded by the grant.

Two bids were received on January 24, 2016 as follows:

1. Armour & Sons Electric, Inc. - \$114,745
2. Carr and Duff, Inc. - \$146,735

Res. 2016-42 – Upon a motion by Mr. Searing, seconded by Mr. Barrett, it was unanimously agreed to award the bid for the traffic signal upgrades associated with the ARLE Grant to Armour & Sons Electric, Inc. for an amount not to exceed \$114,745.

NEW BUSINESS – No new business came before the Board.

SUBDIVISIONS/LAND DEVELOPMENTS/CONDITIONAL USES

Central Bucks Properties Sketch Plan – 6528 Lower York Road, TMP 41-022-138-002 (commonly known as New Hope Auto Sales)

Robert Welch, principle of Central Bucks Properties, Greg Glitzer, P.E. and Ed Murphy, applicant's counsel were present to provide an overview of the proposal that includes demolition of the existing structures at 6528 Lower York Road, and construction of a 2,700 sf drive-thru bank. Mr. Glitzer provided a power-point presentation of the existing condition of the property and offered comment on plans to improve the site.

The applicant acknowledged that zoning relief will be necessary for certain aspects of the proposal before moving forward with a formal land development submission. The applicant has requested a meeting with Township staff and counsel to review the relief that may be required.

MWH Properties, LLC Sketch Plan – 2995 River Road, TMP 41-019-004 (a/k/a Elliot Realty)

Mark Worth, managing member of MWH Properties, was in attendance along with his consultants, Eric Janetka, P.E., Edward Murphy, applicant's counsel and Steven Ware, Architect. Jeffrey Marshall, President of Heritage Conservancy was also present to address the historic status of the existing structure proposed to be removed. The applicant through his consultants provided a power point presentation of the property including photos of the existing structure and renderings of the proposed structure.

A number of Township residents were in attendance and spoke in support of Mr. Worth's proposal.

The applicant's counsel acknowledged that some zoning relief may be necessary before moving forward with the formal land development submission. Applicant has requested a meeting with Township staff and counsel to review the relief that may be required.

Public Comment

- Larry Peseski of Carversville inquired as to the status of Fleecydale Road. Mr. Barrett advised that PennDOT anticipates completion of the repairs in June of 2016.
- Suzanne Crilley of Carversville inquired about brining FIOS into Solebury Township. The Township Manager continues to reach out to Verizon but to date has been advised that Verizon is not planning to come into Solebury Township with FIOS.

Adjournment

Res. 2016-43 – Upon a motion by Mr. Barrett, seconded by Ms. Tai, the meeting was adjourned at 8:35 p.m.

Respectfully submitted
Gretchen K. Rice
Assistant Manager
Secretary/Treasurer

**SOLEBURY TOWNSHIP
PARKS and RECREATION**

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ANNUAL REPORT FOR 2015

I GENERAL STATEMENT:

The Parks & Recreation year was highlighted by the following major events:

- ◆ The first Annual Solebury Day event was held on September 19 at Laurel Park and by all reports was a tremendous success.
- ◆ The 2015 Winter Festival raised \$38,783 for distribution to local community organizations and to school scholarship funds. Solebury P&R received \$5,500 bringing its total Winter Festival earnings to \$60,700.
- ◆ Initial season for Solebury Lacrosse in both the spring and fall.

II PERSONNEL:

- ◆ Kevin Campbell began his second year as Board Chair with Andy Kelly as Vice-Chair. Their terms expired December 31, 2015.
- ◆ Board members: Kevin Campbell, Greg Cathcart, Pattie Beans-Clark, Dan Dupont, Lori High, Andy Kelly, James Trammell, Jane Wilson, and Kim Wilson.
- ◆ Dudley Rice completed his 19th year as the Director of Parks and Recreation.
- ◆ Brian Donahue served as Director-In-Training of the Summer Camp.
- ◆ Chris Walinski served as President of the Solebury Baseball League.
- ◆ Kimberly Moore served as President of the Solebury Soccer Club.
- ◆ Fred Webster served as President of the Solebury Basketball League.
- ◆ John Lupisella served as President of the Solebury Wrestling Club.
- ◆ John Capriotti served as President of the NHS Football League.
- ◆ Neale Dougherty served as Coordinator of Solebury Lacrosse.
- ◆ Helen Tai served as the Supervisor Liaison to the P&R Board.

III SUBDIVISIONS / LAND DEVELOPMENTS:

- ◆ None

IV PARK FACILITIES

- ◆ Aquetong Spring Park - Natural area, spring and lake on 48 acre park site.
- ◆ Canal Park - Multi-purpose athletic field, practice field, walking trail, footbridge over the Canal to the Delaware & Lehigh National Heritage Corridor Trail.
- ◆ Laurel Park - Baseball and multi purpose athletic fields, snack stand with covered picnic area, walking trail and trail connection to NHS school grounds
- ◆ Magill's Hill Park - Open fields and picnic area, winter activities on the hillside.
- ◆ North Pointe Park - Undeveloped 30 acre park site.
- ◆ Pat Livezey Park - Multi purpose athletic fields, pavilion, shaded picnic area, ADA accessible playground, walking trail, ADA bathrooms, snack stand.
- ◆ Solebury Park - Undeveloped 80 acre park site at the corner of Street Road and Upper Mountain Road
- ◆ Solebury Trail - Walking trail from North Pointe to New Hope Solebury high school campus and extending to River Road.

V PROGRAMS:

Organized sports programs available for the community included baseball, softball, soccer, basketball, wrestling, lacrosse, football and cheer. Recreation and competitive travel teams were offered, together with adult leagues in soccer and basketball.

Solebury Lacrosse began its initial season in the spring and continued into the fall under Parks & Recreation and coordinated by Neale Dougherty.

Adult softball was available through an organized effort by Dan Kramli, owner of New Hope Fitness Center. Teams played on the high school athletic fields.

All sports programs are self-funded by registration fees and sponsor donations. The sports groups pay for and perform maintenance on various playing fields in addition to paying a fee to Solebury Township in the amount of \$6,000 to help offset Township costs related to field maintenance and administration. Non-partner organizations and groups that use Township fields pay a facilities fee based on usage.

Background screening and clearance requirements were mandatory for all volunteers and employees. In 2015 the new PA Clearance law became effective, requiring clearances from three agencies: PA Child Welfare, PA State Police, and FBI fingerprints. The permanent clearance list is maintained and updated by the P&R Director. The Director is recognized by the Pennsylvania Recreation and Parks Society as an expert in this area and is a board member of the PA Youth Sports Task Force.

CPR/AED training was conducted throughout the year, teaching life saving techniques to Township personnel, sports coaches and community members. Solebury Parks and Recreation locates one AED at Laurel Park and one at the Pat Livezey Park for use by trained personnel during the playing season. The instructional costs are funded by the Parks and Recreation Operating Fund and volunteer raised funds. This unique program continues to be a great success and is a previous PA State award winner for excellence in programming.

The six-week Summer Adventure Camp was again held at the New Hope-Solebury Upper Elementary school and emphasized wellness and outdoor activities and events. This unique program continues to be a great success and is a State award winner for excellence in programming. The camp is run in cooperation with the NH-S School District's ESY program for children with special needs, who are integrated into the camp programs and activities, with 207 participants over the summer.

VI PARTICIPATION:

The majority of participants in Solebury programs are Township residents. A smaller percent are residents of New Hope Borough, and a few are from surrounding communities. Other programs and events like the Winter Festival, NHSCA Auto Show, and Bucks 5K Race are attended by large numbers of both residents and people from outside the municipal boundaries.

In addition to the Township website, sports groups have individual websites with basic information and online registration.

Basketball:	www.soleburybasketball.org
ICBA Basketball:	www.icbabasketball.com
Baseball:	www.soleburybaseball.org
Travel Baseball:	www.soleburytravelbaseball.com
Soccer:	www.soleburysoccer.com
Wrestling:	www.soleburywrestling.com
Football:	www.nhsfcc.com
Lacrosse:	www.soleburylacrosse.com

VII EVENTS:

- ◆ Annual Lambertville-New Hope Winter Festival
- ◆ Annual Easter Egg Hunt at Pat Livezey Park
- ◆ New Hope-Solebury Spirit 5K Bucks Series Race and Fun Walk
- ◆ Bucks County Senior Games in cooperation with the Bucks County Department of Recreation and Bucks County Area Agency on Aging
- ◆ Robert Nagg Memorial Soccer Game
- ◆ New Hope-Solebury Auto Show and Road Rally
- ◆ 1st Annual Solebury Day
- ◆ Halloween /Community Awareness "Light Up The Night" held in Peddler's View in cooperation with the Solebury Township Police Department
- ◆ CPR/AED/First Aid Training Program

The 1st Annual Solebury Day Event was held on Saturday September 19th at Laurel Park and was a tremendous success. P&R member Greg Cathcart chaired the event and member Kevin Campbell and Helen Tai combined to raise the most money of anyone during their stay in the "dunk tank"!

VIII COMMITTEES:

Several sub-committees were active which involve participation by the Director, Parks and Recreation Board members, and community residents. These included the NH-S Facilities Committee, NH-S Auto Show, Baseball Safety, Policy, Master Plan Short Term Recommendations and Winter Festival.

IX FINANCIAL:

Parks and Recreation is self-funding for its programs and events. Free events are supported by funds raised by member activities, donations and profit generating programs.

- ◆ Fund Raising/Profit Generating Programs - (Summer Camp, Sale of License Plates and Tiles, Winter Festival, and other activities) - deposited into the Parks and Recreation Operating Fund.
- ◆ Registration fees, sponsor donations, and fund raising profits for sports programs are deposited directly into the sports fund accounts.
- ◆ Transfers from the General Fund to the Parks and Recreation Operating Fund for park maintenance and administration.
- ◆ Sports partnership fees and field use fees are deposited into the Parks and Recreation Operating Fund.
- ◆ Parks and Recreation fees (in lieu of land donations) at the rate of \$4,000 per dwelling unit, (or 4,000 sq ft unit of non-residential construction) are deposited into the P&R Capital Fund.

Examples: To date, Solebury Parks and Recreation has raised \$53,340 from the sale of tiles and license plates and \$60,700 from participation in the Lambertville-New Hope Winter Festival. These funds remain in the Operating Fund to support other programs and events throughout the year.

X ADMINISTRATION and SUPPORT:

The projects, programs, events and facility improvements accomplished this past year represent a cooperative team effort from all Township employees and departments, administrative staff, community volunteers and elected and appointed officials.

XI PARTNERSHIPS:

Cooperative partnerships with community organizations enhance our ability in programming and will continue to play an important role in our future. The New Hope-Solebury Community Association, the New Hope Solebury School District, and Solebury Private School were significant partners again this past year in support of parks and recreation activities through use of their facilities.

The New Hope-Solebury school district has been a major partner through the extensive use of the school gym facilities and athletic fields. The Solebury Basketball program has exclusive use of the Upper Elementary School (UES) gym five evenings during the week and all day on Saturdays for the Intramural and Travel programs, and on Sunday mornings for the Adult basketball program. The Travel basketball program also used the NHS middle school gym all day Saturday and the high school gym when needed. Connie Mack baseball players ages 13-16 practiced and played all home games on the varsity and junior varsity baseball fields. Baseball, softball and soccer teams also used various high school fields for practices and games

Solebury Private School provided use of its new gym facility for our Travel basketball program two evenings each week and on Saturday mornings for practices and games, and use of its wrestling room for our Youth Wrestling program.

XII INITIATIVES and GOALS

Implementation and completion of the short term recommendations of the P&R Master Plan were a major focus throughout the year. Members and sub committees worked on these items while considering the timelines established by the Master Plan.

Short Term Recommendations (1 – 2 years): *By July 15, 2016*

1. Create a document to be both printed and available on the township website highlighting existing trails and access to the Delaware Canal and River.
(Member Jane Wilson leads this effort and a draft trail map has been created which is under review by P&R)
2. Complete the trail from Canal Park to North Pointe Park through Kitchens Lane and the North Pointe development assuming Township obtains grant funding.
(Director Dudley Rice/ Manager Dennis Carney: Grant funding awarded and design phase of project is in progress)
3. Improve navigation and place signage on the existing trails.
(Member Jane Wilson is incorporating this into the work with the item #1 trail document)
4. Confirm the need, identify placement and build 2 additional fields for multi-purpose use. Seek public and private funding. In addition to the multi-purpose fields, explore other recreational uses for alternate age groups.
(Members Dan Dupont, Andy Kelly and Kim Wilson will evaluate data and present to P&R. In the interim, two field areas have been improved for practices – the field behind the playground at NHS lower elementary school and the open field area at Canal Park between the interior road and DRJTBC property)
5. Implement a Solebury Community Day event that fosters community pride, promotes township programs, and encourages volunteerism.
(Member Greg Cathcart chaired the 1st Annual Solebury Day on September 19, 2015)
6. Restore Aquetong Creek as a cold water system and develop a plan for recreational use of Aquetong Spring Park. Seek alternative funding for completion.
(Member Greg Cathcart/Director Dudley Rice/Dan Dupont work with Township Manager and Aquetong Spring Advisory Committee)

The P&R Board will focus on the medium term items and responsibilities during 2016 in order to meet the 2019 timeline.

Medium Term Recommendations (3 – 5 years): *By July 15, 2019*

1. Create and implement the recreational plan for Aquetong Spring including the Judy House.
2. Develop a plan for the current public works site.
3. Identify feasibility of Delaware River access through Washington's Crossing State Park.
4. Continue to expand and interconnect the trail system for walking and biking in the Township. Systematically fund engineering of sections, followed by seeking grants to build extensions over a number of years.
5. Identify funding source and interest to support a dog park in Solebury Township.

In addition, the P&R Board will continue to evaluate its programs and facilities such as the follows:

- ◆ Continue to assess ADA standards for our park facilities and for programming for special needs children and adults, and to promote a policy of inclusion.
- ◆ Recommend practical, short term solutions to identified community needs.
- ◆ Continue with cooperative outreach programs with local groups and other community organizations.
- ◆ Continue dialogue with New Hope Borough, NH-S School District and Solebury Private School with respect to community facilities and needs.
- ◆ Evaluate existing programming and consider suggestions for new programs, facilities and events.



HARB – Crilley, Suzanne (3781 Aquetong Road, Carversville) TMP #41-4-30

The applicant is proposing removal and replacement of gutters and downspouts.

Upon a Motion made by Mark Baum Baicker, seconded by Nancy Ruddle, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP #41-4-30 for the replacement of the existing, aluminum gutters and downspouts with copper, 6-inch, half round gutters and copper, 4-inch, round downspouts with gutter brackets spaced a minimum of 24-inches apart.

HARB – Broad, Todd (3792 Aquetong Road, Carversville) TMP #41-4-39

The applicant is proposing to do alterations, renovations and repairs to the structure including the demolition of an existing addition on the property.

Upon a Motion by Larry Peseski, seconded by Marnie Newman, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-004-039 for the following:

1. Demolition/removal of the rear section of house including the rear chimney, visible from the southwest facing side of property from the road (Document A). The section is 120 square feet, void of footings, large voids under concrete floor and a chimney that is crumbling and un-repairable.
2. The existing chimneys on the main roof to be repaired and repointed.
3. Demolished chimney on the addition will be replaced with a dual chimney on the southwest elevation in red brick (Glen Gery) and having a width of six feet at base.
4. Proposed chimney on west elevation will have a 6-inch brick base with a corbel and cement wash (Documents B, C, D, and E).
5. Window wells on the new structure, southeast elevation (Documents F and G) unlikely to be visible from public view. Block wall will create well, again not visible but cap detail on wall may be visible. Cap will be flagstone material.
6. Proposed railings and gate (Documents H, I, J and K); add wood railing (Document H), approximately 10' long, having no greater than 2-1/4" on diagonal width on east side of building per post/rail elevation document. Add wood handrail on wall at 34-inches above nosing, on east side of building. Add wrought iron guard rail above window well on west side of building, painted same color as stucco with 2' 4" gate (Document I).
7. Repair and repaint the front porch columns. Proposed columns to match existing and to be installed at locations as noted on Document G per post rail elevation.
8. New roofing on new addition to have synthetic, Eco Star simulated slate roof with ridge vents, federal grey blend (Documents P, Q, R, S, T and W). Existing roof to be removed (Document P) and replaced with synthetic roof slate with ridge vent. Repair existing gutters and provide new leader boxes and downspouts as required. Applicant may elect to install copper snow guards per presented sample.
9. 1/2" round, 6" metal gutters to be installed on new side entry porch. Any location of metal roofs will have aluminum or copper gutters to be 6-inch, 1.2 round with 4-inch downspouts.
10. Add three steps (Document EE) at the porch with materials to be flagstone with stucco risers on vertical surfaces.
11. Shutter dogs on the proposed addition to match existing.
12. Repair/restore existing stone wall along Aquetong Road as needed and utilize the existing stone when possible.
13. Installation of exterior mechanicals to have screening so not to be visible from the street.
14. Electric box to be screened with wood box per Design Guidelines or Maintenance Manual.