

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS

March 15, 2016 – 7:00 P.M.

Solebury Township Hall

Minutes

Attendance: Helen Tai, Chair, James Searing, Vice-chair, Noel Barrett, Paul Cosdon and Kevin Morrissey. Dennis H. Carney, Manager, Jean Weiss, Administrative Assistant, C. Robert Wynn, Township Engineer and Jordan B. Yeager, Township Solicitor were also present.

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

Approval of Bills Payable

Res. 2016-53 – Upon a motion by Mr. Morrissey, seconded by Mr. Cosdon, the list of Bills Payable dated March 10, 2016 was unanimously approved as prepared and posted.

Approval of Minutes – February 16, 2016

Res. 2016-54 – Upon a motion by Mr. Searing, seconded by Mr. Barrett, the Minutes of February 16, 2016 were approved as written and posted.

Abstaining: Mr. Cosdon and Mr. Morrissey due to absence from meeting

Approval of Minutes – March 1, 2016

Res. 2016-55 – Upon a motion by Mr. Searing, seconded by Ms. Tai, the Minutes of March 1, 2016 were approved with correction.

Abstaining: Mr. Barrett due to absence from meeting.

Announcements/Resignations/Appointments

- The Chair announced an executive session held prior to the meeting regarding litigation.
- The Board announced a work session to be held on April 5, 2016 at 11:00 a.m. regarding 2016 Priorities.

Res. 2016-56 – Upon a motion by Mr. Barrett, seconded by Mr. Cosdon, it was unanimously agreed to reschedule the May 5th regular meeting to Tuesday, May 3, 2016.

- Mr. Morrissey announced the Parks & Recreation Easter Egg Hunt would be held March 26th at 10:00 a.m. at Pat Livezey Park.
- The Chair announced that the EAC, Aquetong, Primrose & Pidcock Creek Watershed groups would be holding April Clean-up Days on April 9th and 10th.

Public Comment – No early public comment was offered.

PRESENTATIONS:

Honorary Life Member Presentation to Malcolm Crooks – Ralph O'Banion made a presentation to Malcolm Crooks commending his many years of accomplishments in Solebury Township and throughout Bucks County. The plaque presented was made from a piece of the Columbus Oak donated by Jim Coan.

The Chair thanked Mr. Crooks for all his work with the Land Preservation Committee as well as his efforts in protecting and preserving the environment.

Mr. Morrissey read the following statement into the records:

"I will not attempt to do justice to all of Malcolm's achievements. It is not possible. All I can say is he has been a personal inspiration to me, a community, a region, the natural sustainability effort and multiple past and future generations throughout this country.

John Muir who was found of the Sierra Club said, "When we try to pick out anything by itself, we find it hitched to everything else in the universe." Of course he meant when we do not protect our environment, the place we live, it is going to negatively affect us and our successors. Not only did Malcolm Crooks understand that better than anyone I know, but he acted upon it. All of us are aware of Malcolm's untiring involvement in countless environmental organizations. I defy anyone to accurately list all of the boards of which Malcolm has been a member. His involvement with the Honey Hollow Watershed Conservation Area, establishing the Bucks County Audubon Society at Honey Hollow and founding member of the Solebury Land Preservation Committee are just a few of these. There are many many many more.

Few of us have the ability to make a lasting difference. Malcolm Crooks is one of those rare individuals.

It is a personal honor to attend this presentation. Thank you Malcolm Crooks."

Mr. Cosdon described Mr. Crooks as an 'honorable individual' and opined that his hard work over the many years has been very much appreciated.

Mr. Searing added that Malcolm's legacy is that he inspired so many people within the Township.

Mr. Barrett added his thanks to Mr. Crooks for his service.

Mr. Crooks expressed his thanks to the members of the Land Presentation Committee and the Supervisors.

Aquetong Spring Advisory Committee – Michael Zolkewitz and Barry Fetterolf presented their Preliminary Report to the Board. The presentation included a proposed vision for the park, objectives of the committee, a summary of efforts to date, the priorities established by the committee, initial recommendations and proposed next steps to be taken. A copy of the Preliminary Report is attached to these Minutes.

The Board discussed a number of topics with Mr. Zolkewitz and Mr. Fetterolf, including the grant recently received for additional trees, possibly retaining a restoration advisor, and runoff and erosion from the recent heavy rains and improvements necessary to protect the stream quality and help in the restoration plan.

Mr. Tinsman inquired as to whether or not the sediment resulting from breach of the dam had been tested. Mr. Carney responded that they had in fact been tested and the tests came back clean.

Land Preservation Committee Annual Report – Phil Johnson, LPC Chair, provided a brief overview of the Land Preservation Committee's 2015 Annual Report, noting that policies and procedures will be revisited at the next LPC meeting. A copy of the Annual Report is attached to these Minutes.

The Board noted that preservation of agricultural lands was the No. 1 item on the Board's 2016 Priorities List. Mr. Searing pointed out that the window of opportunity to identify properties and utilize county funding is approaching. A copy of the 2015 Annual Report is attached to these Minutes.

Planning Commission Annual Report – Chris Caputo provided a brief overview of the 2015 Annual Report noting the number of land development and conditional use applications reviewed. Also briefly discussed were 2016 initiatives, including creating HARB Façade Easements and fracking within the Township. A copy of the 2015 Annual Report is attached to these Minutes.

OLD BUSINESS

New Hope Crushed Stone Quarry – Petition to Intervene – The Chair introduced the topic with the following statement.

"Tonight we will discuss whether to intervene in New Hope Crushed Stone's Environmental Hearing Board appeal. You may be thinking to yourself, 'didn't they intervene already?' You would be right in that we did file an intervention in NHCS' appeal of DEP's October 1 Compliance Order. Since that time, NHCS has filed a second appeal, which is the subject of our discussion tonight.

On the same day as we filed the previous intervention, DEP took two actions: first they issued a letter to NHCS that specified changes to NHCS' reclamation plan. In authoring this letter, DEP's position was that by modifying the reclamation plan, it was now in compliance. The second action they took was to issue an Inspection Report that lifted the Compliance Order. At a meeting with DEP Secretary Quigley, representatives from the DEP told us that NHCS had already been in compliance for at least a week before the letter was issued. Two weeks later, NHCS dropped its appeal since the Compliance Order was no longer in effect.

Two weeks ago, on February 29, NHCS then appealed the January 29 DEP letter. They stated that "The Department abused its discretion and committed error at law when it ordered NHCS to modify its reclamation plan in the manner stated in the January 29, 2016 letter" and the letter "limits the amount of water that NHCS may pump out of its quarry to 500,000 gallons per day. Such a limit will necessarily cause water to accumulate on the floor of the quarry thus substantially curtailing the ability of NHCS to conduct mining operations..."

So we are here, once again, to discuss whether Solebury Township will file a petition to intervene. Therefore, I move to have Solebury Township intervene in the Environmental Hearing Board appeal initiated by New Hope Crushed Stone, Docket Number 2016-028-L."

Mr. Morrissey offered the following statement for the record.

"When will New Hope Crushed Stone & Lime co. quarry accept the fact that they are in reclamation mode? The 2013 EHB ruling and multiple DEP Compliance Orders have made it clear that their prior mining operation is no longer appropriate, safe and perhaps legal.

Sink holes, dewatering activity and blasting continues at even a faster pace than before. Blasting can be heard in North Point and Fieldstone communities. Blasting since the 2013 EHB ruling indicating the quarry is a "Public Nuisance" has more than doubled. Rather than focusing on reclamation they have significantly increased their operation, thumbing their nose at the community, DEP, EHB and the Solebury community. There does not seem to be any indication that they intend to meet the DEP's Compliance Order to complete the quarry reclamation within 3.12 years from 1/2016.

The quarry has responded with a variety of delay tactics preventing the forward motion of reclamation in any significant manner.

While NHCS owns their property, they do not have the right to do whatever they choose on that property any more than your neighbor has the right to build a 5 story parking garage next to your home. There are laws to be followed.

Clearly the Township cannot sit on the sidelines and allow this to occur. The Township must engage in communications concerning the Quarry. Direct communication with the Quarry has not appeared to be meaningful.

Currently, the center of activity is the new 2/29/2016 appeal that NHCS quarry has filed indicating that the DEP does not have authority to require NHCS to implement a meaningful reclamation plan. Many believe that the NHCS current reclamation plan is structured as a merely a delay tactic.

I believe we need to intervene in the NHCS appeal to the EHB, so that we have a voice in the future of Solebury. To intervene will mean we will be able to contribute to the discussion as well as receive information before decisions are made. In my opinion, at this point joining the intervening process seems to be in the best interest of Solebury Township. The entire Township has an interest in the ecological and financial effects of this area.

Quoting the EHB Hearing Board 2013 Ruling, "...enough is enough."

Mr. Searing asked what the Township hopes to achieve with this intervention, opining that he did not feel that anything would be accomplished. Noting that the DEP has the authority to see that NHCS follows through with the order by EHB and the Township should let DEP do its job. He stated that it is important that the Township support the authority of the DEP to regulate the quarry. Mr. Searing further expressed concern about how far the quarry can be pushed before they walk away and the Township is left with a large hole in the ground that could take 20 years to rectify.

Mr. Cosdon offered the following comments for the record.

"Tonight another decision is to be made as to whether the township should intervene along with Solebury School in the appeal of NHCS to the DEP's most recent reclamation letter. The school has already done so. I am not convinced that this is the proper action to be taken at this time.

In February, I received permission from this board to contact NHCS in order to try and initiate conversation regarding what could conceivably be the use of the property after mining operations ceased. I was told that under the advice of their attorney, and because we had intervened, a meeting at that time was not proper. So I waited.

Earlier this month, I called their attorney, Bill Benner, and told him my reason for calling. He complimented the board for trying to initiate this conversation, but thought that it was pre-mature because of their appeal.

Completely unsolicited by me, he offered their viewpoint regarding the DEP's reclamation plan and their appeal of it.

They filed the appeal as a place holder so that dialogue between NHCS and the DEP could continue. And it has.

NHCS contends that they cannot reclaim and continue mining without relief from the 500,000 gallon per day limit imposed by the DEP.

Without the continuation of mining, their revenue stops. If they do not get relief and the mining stops they will be forced into bankruptcy.

The DEP does not understand the situation regarding the mining capabilities and restoration at the same time.

We also spoke of the possibility of the quarry filling the pit with clean fill. I told him that this had been discussed at one of our Quarry Comm. Meetings and the consensus was that we did not want 25 years of trucks returning to the quarry.

It is their contention that with a certain amount of fill in the bottom of the pit, ground water in the watershed would be restored more quickly. If the pit was only allowed to fill with water, sinkholes would appear more readily.

My fear is that if NHCS files for bankruptcy with an inadequate bond for reclamation, and the state takes over, with the budget impasse, nothing would happen.

On Feb. 1, a meeting was held by the Secretary of the DEP in Harrisburg. It was attended by township supervisors, representatives from Solebury School, and the Primrose Creek Watershed Association, and, attorneys. The representatives at this meeting may have the same ends in mind but not the same means of getting there.

As a result of this meeting, a committee was formed and it was agreed that these representatives would meet on a periodic basis. The first of these meetings is due to be held this Friday. I would like to see what has transpired between the DEP and NHCS and is reported to this committee before committing to an intervention.

Legal fees will be mounting. The last time the township gave a solicitor carte blanche to engage the quarry; over \$450,000 was spent on legal fees. The township had less than \$200,000 in the general fund and we needed to borrow money on a monthly basis just to pay our bills. I don't want to see this situation reoccur. A tax increase was necessary to alleviate the situation.

I am in favor of staying involved but I would like to hear what the DEP has to say on Friday. If the discussions between the DEP and NHCS have progressed, perhaps they will drop their appeal as they did after our last intervention.

This could happen without the township expending additional legal fees.

My question to the other supervisors is "WHAT ARE YOUR EXPECTATIONS BY INTERVENING".

Ms. Tai offered the following additional comment for the record.

"Many residents have expressed a desire for the township to take stronger action. People have asked me, "why doesn't the township just issue an injunction until the quarry is in compliance?" or "If the DEP isn't doing its job, why doesn't the township sue the DEP?" But that's not how things work. The township is limited by law in the actions that it may take. We do not have the legal authority to issue an injunction. Furthermore we cannot sue the DEP over inaction.

One action we can take is to intervene in the quarry's recent appeal. By intervening, Solebury is provided a forum to ensure its interests are represented at the hearing. If we do not seize this opportunity now, we may not have another opportunity to present our case in front of the EHB. Given the EHB's strong and unequivocal ruling in 2014, I believe this is our best hope for the public nuisance to be addressed.

By intervening, we stand on the same side of the DEP – supporting their authority to enforce the ruling. By intervening, we are putting the safety of our residents above the profits of one company. By intervening, we stand on the same side of the residents of Solebury Township by honoring our responsibility to protect the health, safety and welfare of our residents."

Ed McGahan stated that Solebury School was already intervening, so why not just let them pay for it?

Tom Wilschutz of Solebury School commented that Solebury School has no sympathy for a Township that does not want to spend money on this cause. He would hope that the Township would lead this charge to make the quarry accountable.

Dennis Mankin stated that he was appalled by Mr. Searing and Mr. Cosdon's remarks that they do not want to intervene.

John Francis agreed that the Township should intervene as did Laurence Booth, Peter Grover and Eleanor Miller.

Dan Lawlor stated that the Township should wait to intervene and continue to attempt to resolve issues.

CeCe Brillman asked if anyone had looked into what happens when the quarry is abandoned and if there was any organization that would get involved to intercede at that point.

George Luciano asked what the goal was to use taxpayers' money to get a seat at the table.

The Township Solicitor responded that it provides an opportunity to have dialogue at the EHB level, to have the Township heard.

John Devincitis stated that the quarry has never shown any interest in doing a reclamation plan and continues to use stonewall tactics. By not intervening, the Township shows DEP it does not care.

Ed McGahan said there should be more meetings and discussions before a decision to intervene is made. Have the financials of the quarry been seen? Once the Township intervenes, all communication ceases and it becomes a legal issue.

Mr. Barrett noted that there is still money to be made and the quarry will not just walk away from that.

At the conclusion of the discussion the following motion was adopted.

**Res. 2016-57 – Upon a motion by Ms. Tai, seconded by Mr. Morrissey, it was agreed to intervene in the Environmental Hearing Board appeal initiated by New Hope Crushed Stone, Docket Number 2016-028-L. In favor: Ms. Tai, Mr. Morrissey, Mr. Barrett and Mr. Searing
Opposed: Mr. Cosdon**

NEW BUSINESS

The Township certifies properties eligible for the Act 153 program on an annual basis to the New Hope Solebury School District. This program authorizes the school district to exempt by resolution certain real property from further millage increases imposed on real property.

Res. 2016-58 – Upon a motion by Mr. Barrett, seconded by Mr. Searing, it was unanimously agreed to certify the List of Properties eligible under the Act 153 Program as prepared and the Administration is authorized to forward said list to the New Hope Solebury School District.

Comfort Road Bridge Bid Award – Bids were received on March 4th for the Comfort Road Bridge as follows:

Professional Construction Contractors, Inc.

Base Bid #1 - \$49,999 Alt.#1 – Included
Base Bid #2 - \$49,999 Alt.#2 – Included

Solid Wall, LLC

Base Bid #1 - \$173,675 Alt.#1 - \$132,500
Base Bid #2 - \$131,675 Alt.#2 - \$125,500

Haines Paving

Base Bid #1 - \$109,410 Alt.#1 - \$95,410
Base Bid #2 - \$104,450 Alt.#2 - \$87,450

Res. 2016-59 – Upon a motion by Ms. Tai, seconded by Mr. Cosdon, it was unanimously agreed to award Base Bid #1 and Base Bid #2 for the Comfort Road Bridge project to Professional Construction Contractors, Inc.

Police Department – Authorization to sell Crown Vic on Municibid

Res. 2016-60 – Upon a motion by Mr. Morrissey, seconded by Mr. Barrett, it was unanimously agreed to authorize the Township Administration to sell (1) 2011 Ford Crown Victoria, VIN #2FABP7BV5BX124426, by Municibid.

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

Public Comment – no additional public comment was offered.

Adjournment

Res. 2016-61 – Upon a motion by Ms. Tai, seconded by Mr. Morrissey, the meeting adjourned at 9:32 p.m.

Respectfully submitted
Dennis H. Carney, Manager

Aquetong Spring Advisory Committee (ASAC)
Preliminary Report to the
Solebury Township Board of Supervisors
March 15, 2016

Proposed vision for Aquetong Spring Park:

- To restore Aquetong Creek as a cold water system while developing recreational opportunities
 - *Solebury Township Parks and Recreation Plan (July 2014)*
- The Park will protect natural, historic, and scenic resources for future generations and expand park and open space through the introduction of new natural and recreational facilities
 - *Solebury Township Comprehensive Plan (December 2014)*

Objectives of the Aquetong Spring Advisory Committee per Resolution No. 2015-93, June 21, 2015:

- Make recommendations to the Board of Supervisors (BOS) and the township manager to develop the Aquetong Spring, the former lake and surrounding open space into a passive park.
- To make recommendations to the BOS in key areas:
 - ✓ Uses or demolition of existing buildings
 - ✓ New improvements
 - ✓ The reclamation of the former pond and dam area
 - ✓ Suggested improvements such as, but not limited to, ideas for the areas above and below the former dam, including walking trails, a pavilion, parking location and size, picnic areas and permanent grills
 - ✓ Other passive uses for the area to be known as Aquetong Spring Park
 - ✓ Other ideas as directed by the Board of Supervisors.

Given this vision and these objectives, the Aquetong Spring Advisory Committee has developed the following priorities in its approach:

- To preserve the water quality and restore the ecological integrity of Aquetong Creek and the surrounding landscape
- To provide for both educational and recreational activities
- To create local and regional partnerships and catalyze community engagement

Summary of efforts to date:

- Since September 2015, the ASAC has met five times
- Site visits made to Aquetong Park in November – including a walk-through of the Judy House – and March
- ASAC has engaged the Bucks County Chapter of Trout Unlimited and American Rivers to provide expert input.
- Additional site visits planned in spring, to include an observation of the riparian corridor below the former dam
- The ASAC will continue efforts to reach out to and engage community partners

Given the priorities established by the ASAC, development of Aquetong Springs Park must first address stream quality and ecological integrity due to the following observations and concerns, especially near the former dam:

- Stream incision
- Stream bank formation
- Bank retreat
- Legacy sediments

** Collectively these result in high sediment loading into Aquetong Creek and stream bank instability on the former lake bed*

The restoration of Aquetong Creek and the former lake bed must first address ongoing causes of stream degradation:

- Restoration efforts are likely to fail if the sources of degradation persist
- It is essential to correctly identify the causes of degradation and eliminate or remediate them
- Understanding a stream's evolutionary trajectory is crucial to correctly diagnosing the problem, as well as to developing restoration approaches that are likely to be sustainable
- "... understanding the legacy sediment problem is the first step in proposing a fix"
Bay Journal, March 2007. Alliance for the Chesapeake Bay

Initial Recommendations:

Given the proposed vision for Aquetong Spring Park, and the objectives and priorities of the ASAC, the committee first recommends the BOS:

- Appoint a licensed restoration practitioner who will:
 - ✓ Involve the skills and insights of a multi-disciplinary team.
 - ✓ Continue to work with the ASAC to adopt project guidelines and develop a restoration management plan
 - ✓ Analyze the depth and impact of the former lake's legacy sediments
 - ✓ Characterize the natural flood plain through hydrological surveys
- Seek additional sources of funding for the restoration and development of Aquetong Spring Park (e.g. PADEP Growing Greener)

Next Steps – The Aquetong Spring Advisory Committee will:

- Evaluate the restorative needs and recreational potential of the riparian and upland habitats downstream of the former earthen dam
- Strategize how to use the Judy House as community hub for recreational, educational, and other collaborative activities
- Engage and collaborate with community partners in helping to identify the recreational and educational elements to be integrated into Aquetong Spring Park

SOLEBURY TOWNSHIP LAND PRESERVATION COMMITTEE ANNUAL REPORT to THE BOARD OF SUPERVISORS, 2015

Celebrating Solebury Success:

Residents in Solebury Township have a long history of protecting and treasuring its scenic views of farmlands, stream ravines and woodlands that are an integral fabric of the rural character of Solebury.

Summary:

As you drive through Solebury Township, you are captured by the farmlands, broad sweeping greensward and scenic rural character of Solebury and that's what attracts and holds its residents here. Imagine Solebury without its wooded hills, vistas of working farmlands and stream ravines, all types of resources protected in perpetuity thanks to the foresight of landowners and the support of citizen taxpayers.

When the acreage preserved by Solebury Township's Land Preservation program combined with lands protected by private land conservancies and public agencies, the total of land protected is well over one-fourth of Solebury Township a very significant accomplishment. Both figures firmly place Solebury as a leader in the region, as well as the state and nation. Setting Solebury Township's achievements apart is the commitment shown by voter approval and amount of funds approved in a short period of time by a small population.

Accomplishment Highlights:

The Township purchased in conjunction with the Bucks County Agricultural Program a conservation easement on the Johnson property, located on Stoney Hill Road. This property consists of 34.28 acres and is comprised of mostly actively farmed agricultural fields surrounded by a wooded area, which contains sensitive environmental features such as; steep slopes, riparian corridors, and a portion of headwater tributaries of Pidcock Creek.

A conservation easement was also purchased on the adjoining Hixson property. The total property area is 35.59 acres and is comprised of mostly actively farmed agricultural fields.

The Land Preservation Committee is currently working with one property owner and hope to close on the conservation easement in the second quarter of 2016.

To date, the 72 completed projects have resulted in 3,355.53 acres preserved and 10 overlay easements resulting in 379.93 acres.

The Land Preservation Committee Members are very actively involved in the various program components, setting policy and taking leading roles in the projects while serving as property representatives or liaisons between the landowner and officials. The Program benefits greatly from having Terry Clemons, Esq. serving as LPC Solicitor, who continues to provide legal expertise and program oversight with other consultants, including Heritage Conservancy and Natural Lands Trust. Bedminster Regional Land Conservancy serves as Grantee on all new easements and on easements that passed the initial 3-year designated holding period for the Brandywine Conservancy. Bedminster Regional Land Conservancy continues to be a very responsive, dedicated organization of vital assistance to the township program. As well as their dedicated Board and volunteers that monitor each property annually in

conjunction with Solebury Township staff. Three of Bedminster Regional Land Conservancy's Board members are Solebury Township residents as well as preserved property owners.

- Pursued outreach and new contacts for potential projects, focusing on linkages, corridors, and potential for County funding
- Initiated 5 new projects, withdrew 1 project by landowner, 1 project rejected by the Board and continued with 3 projects pending and 16 projects stalled or on hold
- Conducted annual monitoring and/or compliance inspections in the spring and fall in conjunction with Bedminster Regional Land Conservancy and Natural Lands Trust
- Ordered a total of 1 new appraisal report and offer made for and accepted by the landowner
- Created new policies and procedures

Organization & Membership:

Ralph O'Banion served as Chair, Phil Johnson as Vice-Chair, and Karl Pettit, Malcolm Crooks, Debra Palmer, Stan Marcus, Chris Hafner and Charlotte Zanadikas continued as members. Paul Cosdon served as Board of Supervisors liaison, providing an effective means for communication and coordination of the preservation program by the two agencies. Meetings were held once a month on the third Thursday of the month on a regular basis. All meetings were open to the public, with a portion being held confidential.

Staff Report:

Jean Weiss served as the full-time Land Preservation Administrator. She continued to coordinate program aspects between consultants and LPC members, provide technical assistance to committee members and respond to public inquiries and Township administrative needs. Working in conjunction with the LPC members, the administrator coordinated with the consultants and LPC Solicitor, and prepared the memos regarding policies and recommended actions for consideration by the Board of Supervisors as well as monitoring real estate listings for preserved property transfers. The expertise of the LPC Solicitor, Terry Clemons and active participation of LPC members as well as support by other township officials and consultants, provided guidance allowing for continuing success of the program. A summary of on-going tasks and accomplishments for 2014 follows:

- Coordinated with private land trusts regarding overlay and easements and joint monitoring
- Coordinated with our LPC Solicitor, consultants and LPC members on revisions to the model conservation easement as necessary
- Coordinated with county officials on projects of mutual concern
- Coordinated spring and fall monitoring of easement properties and compliance inspections with Bedminster Regional Land Conservancy
- Prepared press releases upon public announcement for all easement projects and updated education display boards and maps, and program summary, preservation values
- Prepared monthly minutes of the meetings and project status reports
- Completed various survey/report forms for other agencies
- Coordinated routinely with LPC members and consultants

- Supplied all documents to School District office, as well as background information for presentation on program components and status, easement overlays, and eligible properties
- Maintained easement files, owner lists, project status checklists, potential project contacts
- Addressed issues relating to monitoring, project applications & reviews, split assessments, model easement language updates and revisions

Preservation Projects:

LPC Members continue to assist and communicate with landowners on pending projects, representing their interests to consultants and representing Township goals to the landowners. The LPC continues to identify key properties eligible for the program and critical to the preservation of Solebury's natural resources, and is aggressively working on outreach efforts as well as responding to inquiries. The LPC encourages coordinated efforts between neighbors to establish new or expanded corridors for a resource of interest such as a stream or watershed.

Public Awareness:

Press releases were prepared for each project, and articles were prepared for the *Messenger*. The Solebury Township Comprehensive Plan was adopted by the Board of Supervisors. Phil Johnson and Ralph O'Banion gave a presentation to the Solebury Historical Society on preservation in Solebury Township.

Planning and Policy:

The Land Preservation Committee members work closely with other township officials. The Chair and committee members alternated attendance at Board of Supervisors meetings as necessary.

Sketch, Preliminary and Final Plans for proposed developments were reviewed, and comments were generated for two projects where impacts on natural resources were of concern. Where necessary, coordination with private land conservancies was done to assure conformance with the easement terms.

Monitoring of all the easement properties was held in spring and fall and most landowners were found to be excellent stewards of their properties. Monitoring was also held in conjunction with NLT and HC on 4 different dates for overlay easements (10) and co-held easements. As properties change hands and "second generation" easement owners exercise their options, the terms of the easement get tested or reviewed. The LPC members recognize the need to continue their role as property representatives once the property is preserved and maintain an open dialogue with the landowners.

Summary

In addition to being proactive and progressive, the LPC is retrospective in our approach to program policies and documents in order to have continuity while allowing for improvement as the program encounters new aspects and issues in land preservation. The model conservation easement continues to receive case-by-case scrutiny.

The success of the Land Preservation Program continues to be based on the relationship forged by the LPC members with landowners dedicated to their land. The LPC continues to tackle challenging aspects and "persevere for preservation," knowing it pays off! In addition, the LPC appreciates the support of the Board of Supervisors and citizens in our mission to protect the community's character through land preservation.

Submitted by Solebury Township Land Preservation Committee

**SOLEBURY TOWNSHIP PLANNING COMMISSION
2015 ANNUAL REPORT**

Regular Meetings – 6
Site Visits – 2
Public Work Sessions – 1

SUBDIVISIONS & LAND DEVELOPMENT REVIEWED

Sketch – 0	Preliminary – 0	Preliminary/Final – 1
Final – 0	Conditional Use – 2	

NEW SUBMISSIONS – 2015

Land Developments – 3
Conditional Use Applications – 2

Specific Agenda Items – Reviews/Discussions/Recommendations

1. Solebury Township Public Works Facility
2. Clymer C.U. application
3. Proposed amendments to Zoning Ordinance/Subdivision and Land Development – Floodplain
4. Proposed amendment to Zoning Ordinance – Agricultural Soils
5. Hotel Du Village C.U. application

Other Action

Election of Officers: Laura Sachs elected Chairman for 2015
 Jack Durkin elected Vice Chair for 2015

The Solebury Township Planning Commission is appreciative of the cooperation and assistance of the following people:

Board of Supervisors Liaison, Bob Heath
Township Engineer, C. Robert Wynn Associates
Township Planners, Peter Simone and Justin Keller
Township Solicitor, Jonathan J. Reiss
Special Solicitor, Terry Clemons
Land Preservation Committee
Lynn Bush and her staff at the Bucks County Planning Commission
Township Parks and Recreation
Township Zoning Officer, Gretchen Rice
Solebury Township Board of Supervisors
Township Manager and Director of Public Works, Dennis H. Carney