

SOLEBURY TOWNSHIP PLANNING COMMISSION

March 12, 2018

Minutes

Attendance: Dan Fest, Chris Caputo, Peter Brussock, TJ Francisco, Keith Deussing, Jordan Yeager (Township Solicitor), Curt Genner (Township Engineer), Pankaj Jobanputra, Township Planner, Helen Tai (Supervisor Liaison) and Jean Weiss (Planning Commission Administrator).

Absent: Dan Moser

I. Call to Order

At 7:07 p.m., the Solebury Township Planning Commission meeting was called to order.

II. Approval of Minutes – January 15, 2018

Upon a Motion made by Dan Fest, seconded by TJ Francisco, the Solebury Township Planning Commission approved the January 15, 2018 meeting minutes.

III. Land Development Sketch Plan Application (New Hope Oral Surgery) 6660 Old York Road TMP#41-22-149

The applicant is proposing the construction of a 3,481 sf medical office building and surgery center.

William Klein, Owner, Ron Monkres, Gilmore & Associates, Jennifer Wunder, Fox Rothchild were present on behalf of the application.

Jennifer Wunder gave a brief overview of the project.

Ron Monkres went through the project dynamics and prior approvals that are similar, but less impervious and smaller footprint. The structure will only be one story versus the 3 stories previously approved. The site will consist of porous paving, stormwater management facility and retaining walls to help with ADA compliant requirements. The architecture will be in compliance with the TNC Ordinance requirements.

Chris Caputo asked about the façade of the structure.

Ron Monkres stated that a full sketch of the building will be submitted with the preliminary plan application.

Chris Caputo asked how many staff members.

William Klein stated that there will be five (5) staff members to start.

Chris Caputo questioned why 15 parking spaces are being provided for when on 14 spaces are required.

William Klein stated that they want to make sure sufficient spaces were provided for staff and customers.

TJ Francisco asked if there will be future expansion.

William Klein stated that it is expected for staff and another surgeon but not the building.

Curt Genner asked if there was an existing well.

Ron Monkres stated that there was an existing well that will be utilized and public sewer that is currently there.

Peter Brussock asked when the well was built and the capacity.

Ron Monkres stated that they did not know.

TJ Francisco asked how old the existing building is.

Peter Schwalm stated that it was built in the fifties.

Chris Caputo asked what parts of the driveway and parking areas are porous paving and what parts will be paving.

Ron Monkres stated that they will know better once the stormwater management plan has been completed, it is anticipated that mainly just the parking stalls would be paved.

Keith Deussing asked about the trees on the site that have already been removed.

Ron Monkres stated that he had no knowledge about the trees that had been removed, that it was possible it was storm related.

Chris Caputo asked if there was a second floor, or are the dormers decorative.

William Klein stated that they are just decorative.

Chris Caputo asked which entrance of the building patients will be entering.

William Klein stated that the patients will enter through the side entrance to reception; the rear exit will be for patients under sedation.

Dan Fest asked what the hours of operation would be for the facility.

William Klein stated the hours will be 8:00 a.m. to 5:00 p.m. Monday through Friday, no weekends.

Chris Caputo asked about the signage for the facility.

Ron Monkres stated that they were not sure yet, but will comply with the Township ordinance.

TJ had a concern with the proposed stone façade.

Chris Caputo stated that the Township Building would be a great building to simulate.

Keith Deussing stated that the roof pitch was very overpowering, and asked if the architect could work on it.

Pankaj Jobanputra asked if there was a way to provide more of a green area.

Curt Genner stated that he and Ron Monkres had spoken about that and they are working on tightening up the driveway.

Chris Caputo asked Peter Brussock if he had any comments, since he was one of the two committee members that made it to the site visit.

Peter Brussock stated that he liked the layout, does not have an impact on the neighbors, setbacks are acceptable and there is not an impact on view site. The well should be taken a look at.

Curt Genner stated that when a well permit is obtained that will be addressed.

Chris Caputo asked what the rain gutter and gathering look like.

Ron Monkres stated that there will be roof leaders and possible rain barrel.

IV. Temporary Lodging Facilities and Event Uses Ordinance

Jordan Yeager gave a brief summary of the proposed ordinance and stated that this is the second time around with addressing these uses in the Township for example; the proposed Riverview Development is a prime example of a facility that is not identified as a use in Solebury

Township. The Township has also received numerous complaints throughout the Township on Air B&B's.

Peter Brussock asked who will enforce the ordinance.

Jordan Yeager stated that the Zoning Officer will enforce the ordinance.

Chris Caputo asked if there was a distinction between renting for weddings and individual use.

Peter Brussock asked if there was a way to be proactive in contacting property owners that the Township is aware of their use and they could be in violation.

Chris Caputo asked if a property that is grandfathered in and the property sold would that use follow the property.

Chris Caputo asked if weddings taking place on the weekends for 6 months a year, would that be acceptable.

Peter the definition for "large regular" which allows 100 attendees seems like a lot of traffic and parking, the threshold is too high. Between 50-75 guests seems more practical.

Dan Fest questioned where this would also regulate non-profits.

Jordan Yeager stated that if the committee would like to make a recommendation to exempt that is an option.

Upon a Motion made by Chris Caputo, seconded by Peter Brussock the Solebury Township Planning Commission agreed to recommend adding under the term "regular" to prohibit 26 or more weekends a year.

Jordan Yeager gave a brief update on the Riverview Land Development application a.k.a. Pantera Realty.

Chris Caputo stated that there has been discussion with Helen Tai and Peter Brussock on a long term project along the 202 corridor to be proactive on future use. The area would include properties along the corridor from Street Road to River Road; the object is to make recommendations on long term uses.

Peter Brussock stated that the focus should be sustainable impact, improve and enhance traffic, economic benefits, sustainable living and desired use for the community.

Helen Tai stated that Peter and Chris will framework the project to be presented to the Board of Supervisors.

V. Adjournment

Upon a Motion by Chris Caputo, seconded by Dan Fest, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township