

SOLEBURY TOWNSHIP PLANNING COMMISSION

June 11, 2018

Minutes

Attendance: Dan Fest, Keith Deussing, TJ Francisco, Dan Moser, Joanna Waldron (Township Solicitor), Curt Genner (Township Engineer), Pankaj Jobanputra (Township Planner), Robert McEwan (Supervisor Liaison) and Jean Weiss (Planning Commission Administrator).

Absent: Chris Caputo, Peter Brussock

I. Call to Order

At 7:00 p.m., the Solebury Township Planning Commission meeting was called to order.

II. Approval of Minutes – May 14, 2018

Upon a Motion made by Dan Moser, seconded by Keith Deussing, the Solebury Township Planning Commission approved the May 14, 2018 meeting minutes.

III. Preliminary/Final Land Development Application (New Hope Oral Surgery) 6660 Old York Road TMP #41-022-149

The applicant is proposing the construction of a 3,481 sf Medical Office Building and Surgery Center.

Jen Wunder, Attorney, Ron Monkres, Gilmore & Associates and Dr. William Klein, Equitable Owner were present on behalf of the application.

Jen Wunder gave a brief overview of the application.

Curt Genner stated that the waivers being requested are very similar to the previously approved plan “Bridge Street Office Park”

Jen Wunder questioned the need for the waiver request on sidewalks for both sides of the street, do they or don't they need the waiver.

Curt Genner stated that the waiver is not needed.

Joanna Waldron stated that the waiver should be removed.

Jen Wunder addressing the partial waiver for tree canopy, trees along street frontage to be removed and replaced.

Ron Monkres was not opposed to the removal and replacement with smaller trees. Do we need to amend the waiver request?

Pankaj Jobanputra stated that there is no need to amend the waiver.

Curt Genner stated that with the removal of the trees it is not necessary to do the conservation easement around the trees.

Jen Wunder addressing Items #13 & #14 of the C. Robert Wynn review letter dated 6/7/18 the driveway easement and temporary construction easement will be drafted and provided to the Township Solicitor for review.

Ron Monkres went over site plans and ariel views of the proposed building along with materials of the façade and roof shake samples.

TJ Francisco stated that it appears there are no mortar joints for the stone work, is there a reason why that was not chosen.

Ron Monkres stated that he had no idea if there are mortar joints or not, he assumed there would be.

Keith Deussing thanked Dr. Klein for taking the committees suggestions into consideration and making the changes to the building façade.

Keith Deussing asked if there was a reason the proposed sidewalk is extended as far as it is; the sidewalk has no connection to anything.

Curt Genner stated the Township is looking to interconnect access along Route 202 to interlink with the proposed trail system.

Jen Wunder referencing item #3 of the Simon Collins review letter dated 6/7/18 will comply.

Jen Wunder referencing item #9 of the Simon Collins review letter dated 6/7/18, the applicant does not want to incur additional cost and maintenance of installing shutters.

TJ Francisco asked if there was a recommendation made for installation of the shutters from the Planning Commission is the applicant obligated or not.

Joanna Waldron stated that if the recommendation of the Planning Commission members is agreed upon to do or not do that that should be noted in the minutes.

Keith Deussing asked what the signage on the building will look like.

Dr. Klein stated that the sign will simple have the name of the facility with a light.

Curt Genner stated that the review of the sign will be conducted through the permit department by the Zoning Officer.

Dan Fest asked if there are any waivers requests being removed.

Curt Genner stated that item #1D referring to sidewalks on both sides of the street is being removed.

Upon a Motion made by Dan Fest, seconded by Keith Deussing, the Solebury Township Planning Commission recommended conditional approval of New Hope Oral Surgery Preliminary/Final Land Development plan dated 5/17/18. The conditions of approval are: compliance with C. Robert Wynn Associates review letter (dated 6/7/18) with removal of waiver request item 1D; and compliance with Simone Collins review letter (dated 6/7/18).

V. Adjournment

Upon a Motion by Dan Moser, seconded by Dan Fest, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township