

# **SOLEBURY TOWNSHIP PLANNING COMMISSION**

**March 10, 2014**

## **Minutes**

Attendance: Laura Sachs (Chair), Dan Fest, Chris Caputo, Diane Sarti, Curt Genner (Township Engineer), Jonathan J. Reiss (Township Solicitor) Justine Keller (Township Planner), Jim Searing (Supervisor Liaison), and Jean Weiss (Planning Commission Administrator).

Jack Durkin (Vice Chair) and Keith Deussing were absent

### **I. Call to Order**

At 7:20 p.m., Jonathan J. Reiss, Township Solicitor called the Solebury Township Planning Commission meeting to order.

### **II. Election of Officers – Chair, Vice Chair and Secretary**

**Upon a Motion made by Chris Caputo, seconded by Diane Sarti the Solebury Township Planning Commission unanimously agreed to appoint Laura Sachs as Chair.**

**Upon a Motion made by Laura Sachs, seconded by Diane Sarti the Solebury Township Planning Commission unanimously agreed to appoint Jack Durkin as Vice Chair.**

**Upon a Motion made by Laura Sachs, seconded by Dan Fest the Solebury Township Planning Commission unanimously agreed to appoint Chris Caputo as Secretary.**

### **III. Approval of Minutes – August 9<sup>th</sup>, 2013**

**Upon a motion made by Dan Fest, seconded by Laura Sachs, Solebury Township Planning Commission approved the November 14<sup>th</sup>, 2013 minutes.**

### **IV. Revised Final Subdivision Plan**

- A. Porter (Street Road & Ridge Road) #14-593 TMP#41-35-2 & 41-35-2-3. The applicant is seeking to adjust an existing lot line between two existing lots.

Kevin Kester, Van Cleef Engineering, and Ed Wild, attorney for the applicant were present on behalf of the application.

Mr. Wild gave a brief explanation of why the applicant was seeking a lot line adjustment on a previously approved subdivision plan.

Mr. Kester proceeded to address each item from the C. Robert Wynn review letter dated February 12, 2014.

Item #1A – The applicant will comply.

Item #1B – The applicant will comply at grading review.

Item #1C – The applicant withdrew this waiver request as the waiver was deemed not necessary by the Township Engineer.

Item #1D – The applicant withdrew this waiver request as the waiver was deemed not necessary by the Township Engineer.

Item #1E – The applicant withdrew this waiver request as it was not applicable to this application.

Item #1F – The applicant withdrew this waiver as it was not applicable to this application.

Item #1G – The applicant requests the Planning Commission recommend either no fee-in-lieu of for both lots or only 1 lot for Park & Rec,

Item #2 – The applicant is still requesting the waiver.

Item #3 – The applicant will comply.

Item #4 – The applicant will comply.

Item #5 – The applicant will comply.

Item #6 – The applicant requests that the waiver be recommended.

Item #7 thru #14 – The applicant will comply.

Dan Fest questioned why there was no review letter from Simone Collins.

Justine Keller stated that the application was a simple lot line adjustment and there was no need to duplicate Wynn's review.

**Upon a Motion made by Diane Sarti, seconded by Dan Fest the Township Planning Commission recommended the approval of the lot line adjustment subject to C. Robert Wynn's review letter dated February 12, 2014, Item #1B to be done at grading review, Item #1G Park & Rec. fee-in-lieu for only 1 lot, Item #6 waiver recommended, Item #7 to be done prior to building permit.**

## **V. Riverview Land Development – Sketch Plan**

### **A. Pantera Realty LLC (Route 202 Spur) TMP #41-28-67-3**

The applicant is proposing the construction of a banquet facility, bridal suite/reception house and fine dining restaurant.

Ed Murphy, attorney, Eric Clase, Gilmore Associates and Jeff Marshall, Heritage Conservancy were present on behalf of the application.

Ed Murphy gave a brief explanation of the project and background information on the approvals for the previously proposed office park.

Jeff Marshall spoke to the commissioners of the historic history of the property and stated that the existing buildings on the site were built between 1780 and 1800.

Justin Keller addressed his review letter of March 7, 2014 and stated that the packet provided by the applicant at the meeting addressed some of his comments.

Justin Keller questioned whether the existing footprints of the buildings remain or are there plans for expansion.

Eric Clase stated that the existing footprint/buildings will remain, but there was previously an addition on the existing house that was removed that will be replaced.

Dan Fest questioned whether there was less impervious proposed with this proposal than the previously approved office park.

Eric Clase stated that there was less impervious proposed by approximately 1 acre.

Diane Sarti asked if the proposed 250 parking spaces included the parking for the restaurant and bridal suite.

Eric Clase stated that the parking was for both facilities.

Chris Caputo questioned what waivers and approvals would be needed for this project.

Jonathan Reiss stated that the applicant has already been to the Zoning Hearing Board and received the approvals necessary to move forward. The next step would be for the applicant to submit preliminary plans for land development approval by the Board of Supervisors.

Justin Keller addressed Item #5 of his March 7, 2014 review letter, requesting that applicant take into consideration, only having one driveway access instead of two.

Eric Clase stated that the applicant wanted to use the additional driveway for access to the bridal suite so the bridal party did not have to use the same driveway as wedding guests and restaurant patrons.

Chris Caputo questioned whether the applicant would consider conserving a portion of the property.

Eric Clase stated that the applicant would take into consideration a fee-in-lieu during the land development application process.

Eric Clase and Ed Murphy indicated that the applicant will comply with all items in C. Robert Wynn Associates review memorandum dated February 27, 2014.

## **VI. Acknowledgement of New Submission**

### **A. Coleman Conditional Use Application #14-1 (Street Road and Saw Mill Road TMP # 41-1-27-4**

The applicant is seeking Conditional Use approval to allow disturbance of productive agricultural soils in excess of 20% to allow construction of a single family residence.

## **VII. Act 537 Ordinances**

- A. Ordinance Governing Management of On-lot Sewage Disposal Facilities
- B. Ordinance Providing Permit of 10-acre On-lot Sewage Disposal System
- C. Ordinance governing Municipal Management of retaining Tanks

Johnathan Reiss gave the Commissioners background information about the 537 Plan and why the ordinances are necessary.

Dan Fest questioned whether it is the DEP or the Township that wants to allow someone to access someone's property for inspection.

Chris Caputo expressed his concern for the older systems in the Township that may still work, but are not current with today's standards. That this may put a financial burden on older people and homes in the Township.

Bill MacDowell a Township resident expressed his concern with permits being required to install a system for properties of 10 acres or larger.

Chris Caputo asked if properties that have multiple systems to service other structures, are all systems required to be pumped.

Jonathan Reiss stated that all systems would need to be pumped as per the ordinance.

John Smith a Township resident stated that it was unfair to have the same requirements for a property that has little use and a property that has a lot of use.

The Commissioners unanimously agreed to table the ordinances until the April 14, 2014 meeting to give them more time to thoroughly review the ordinances.

## **VIII. Adjournment**

**Upon a Motion by Laura Sachs, seconded by Chris Caputo, the meeting was adjourned at 8:50 p.m.**

Respectfully submitted,

Jean Weiss  
Planning Commission Administrator  
Solebury Township