

SOLEBURY TOWNSHIP PLANNING COMMISSION

April 13, 2015

Minutes

Attendance: Jack Durkin (Vice-Chair), Diane Sarti, Chris Caputo, Dan Fest, Keith Deussing, Kevin Morrissey, Jonathan J. Reiss (Township Solicitor), C. Robert Wynn, Township Engineer, Robert Heath, Jr. Supervisor Liaison and Jean Weiss (Planning Commission Administrator).

Laura Sachs (Chair) was absent

I. Call to Order

At 7:05 p.m., Vice-Chair Durkin called the Solebury Township Planning Commission meeting to order.

II. Approval of Minutes – January 12, 2015

Upon a motion made by Dan Fest, seconded by Diane Sarti, the Solebury Township Planning Commission approved the January 15, 2015 minutes

III. Conditional Use

- A. 2535 River Road Property, LLC (7092 Phillips Mill Road) #15-1 TMP #41-028-020-002. The applicant is seeking approval per Zoning Ordinance Section 401C(7) – to operate a Bed and Breakfast Inn.

Jack Durkin announced the applicant has requested a continuance until the May 11, 2015 Planning Commission meeting.

IV. Land Development

- A. Solebury Township (3092 Sugas Road) #15-594 TMP #41-13-62-1, 41-13-62-11, 41-13-62-8. The applicant is seeking land development approval of a new Public Works Facility.

Dennis H. Carney, Township Manager, Joe Philips, Architect and Curt Genner, Engineer were present on behalf of the application.

Dennis Carney gave a brief explanation of the history of the current facility and the need for a new facility.

Joe Philips stated the building will be an 80' X 178' pre-engineered structure.

Chris Caputo questioned how much salt storage could the new salt building hold.

Joe Philips stated that the building will hold 1500 tons of salt.

Upon a Motion made by Keith Deussing, seconded by Kevin Morrissey the Solebury Township Planning Commission recommended the Board of Supervisors approve the requested waivers in the C. Robert Wynn Associates letter dated February 18, 2015, excluding item #10 and #13 as they are not necessary with the following conditions, item #7 include security fencing on the East and North sides of the facility site and driveway gate, with buffer on Sugan Road side of the facility only, item #9 replacement of the 152 trees per section 5.20.L.4 of the SALDO it is recommended that the Township make every effort to plant as many trees as possible at the project site and place the remaining trees at an alternative site on land owned by the Township. Dan Fest abstained.

Upon a Motion made by Keith Deussing, seconded by Jack Durkin the Solebury Township Planning Commission recommended the Board of Supervisors approve the Public Works Facility plans dated February 18, 2015 conditioned upon review of an alternative location for the fuel tanks further away from the Lower Elementary School as well as additional security measures such a fencing, it is also suggested that the Board explore alternative materials to beautify the Sugan Road side of the proposed Public Works Facility. Dan Fest Abstained.

V. Adjournment

Upon a Motion by Diane Sarti, seconded by Chris Caputo, the meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Jean Weiss
Planning Commission Administrator
Solebury Township