

SOLEBURY TOWNSHIP PLANNING COMMISSION

June 9, 2014

Minutes

Attendance: Laura Sachs (Chair), Jack Durkin (Vice Chair), Diane Sarti, Chris Caputo, Dan Fest, Kevin Morrissey, Jonathan J. Reiss (Township Solicitor), Bob Wynn (Township Engineer) and Jean Weiss (Planning Commission Administrator).

Keith Deussing was absent

I. Call to Order

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

II. Approval of Minutes – May 12, 2014

Upon a motion made by Jack Durkin, seconded by Chris Caputo, Solebury Township Planning Commission approved the April 12th, 2014 minutes.

Diane Sarti abstained as she was not at the May 12, 2014 meeting.

III. Zoning Ordinance Amendment Floodplain Conservation District

Bob Wynn gave a brief explanation of why the amendment is necessary and explained that the Township's community assistant audit from FEMA (Federal Emergency Management Agency) was what prompted the amendment. The Township's current ordinance is not in compliance with federal regulations.

Jonathan Reiss stated that FEMA has already reviewed and approved the amended ordinance.

Kevin Morrissey stated that the new proposed FEMA map now identifies New Hope Crushed Stone as being in the floodplain, and questioned what affect will that have on the quarry.

Dan Fest asked if homes in the Floodplain that are damaged during a flood event would need to be re-constructed as per the FEMA guidelines.

Bob Wynn stated that if they have more than 50% cumulative damage, they would be required to follow the FEMA guidelines.

Chris Caputo questioned how the riparian corridor would be affected by the amended ordinance.

Bob Wynn stated that the ordinance overlaps with the riparian corridor.

Kevin Morrissey questioned how properties that were not identified in the floodplain on the current FEMA floodplain map, but have been identified in the updated map will be affected.

Bob Wynn stated that properties now identified in the floodplain will be required to obtain flood insurance.

Jack Durkin questioned the section of the ordinance that allows storage of materials in a floodplain area.

Jonathan Reiss referencing the June 4, 2014 review letter from the Bucks County Planning Commission stated that the additional sections of the Township zoning ordinance that would need to be updated to be consistent with FEMA regulations will be addressed in a stand-alone ordinance.

Upon a Motion made by Jack Durkin, seconded by Dan Fest the Township Planning Commission recommended the approval of the Floodplain Conservation District Ordinance amendment as written subject to the comments from the Bucks County Planning Commission letter dated June 4, 2014, to be addressed in a zoning ordinance update.

IV. 2013 Annual Report

Upon a Motion made by Diane Sarti, seconded by Jack Durkin the Township Planning Commission approved the 2013 Annual Report to be presented to the Board of Supervisors on August 19, 2014.

V. Adjournment

Upon a Motion by Laura Sachs, seconded by Jack Durkin, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Jean Weiss
Planning Commission Administrator
Solebury Township