

# **SOLEBURY TOWNSHIP PLANNING COMMISSION**

**February 8, 2016**

## **Minutes**

Attendance: Laura Sachs, Jack Durkin, Diane Sarti, Dan Fest, Chris Caputo, Keith Deussing, Peter Brussock, Jordan Yeager (Township Solicitor), Curt Genner, Township Engineer and Jean Weiss (Planning Commission Administrator).

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

At 7:05 p.m., the Solebury Township Planning Commission meeting was called to order.

### **II. Election of Chair and Vice-Chair**

**Upon a Motion made by Jack Durkin, seconded by Laura Sachs, the Solebury Township Planning Commission appointed Chris Caputo as Chair.**

**Upon a Motion made by Chris Caputo, seconded by Laura Sachs, the Solebury Township Planning Commission appointed Jack Durkin as Vice-Chair.**

### **III. Approval of Minutes – September 14, 2015**

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

### **IV. Central Bucks Properties, LP 6528 Lower York Road TMP #41-22-138-2 (a.k.a. New Hope Auto) Hovsepien Tract Sketch Plan Review**

The applicant is proposing to demolish the existing structures and reconstruction of a 2,700 sf drive-thru bank.

Ed Murphy, Esquire, Bob Welch, Owner, and Greg Glitzer, Engineer was present on behalf of the application.

Mr. Welch gave a brief history of the property as it was formally known as a gas station, prior to becoming New Hope Auto. Mr. Welch briefly addressed the environmental phase II report that had been conducted on the property, as well as the underground tanks to be removed.

Ms. Sachs questioned whether there were any other environmental issues discovered during the environmental phase II study.

Mr. Genner questioned whether there would be waivers sought for this application.

Mr. Caputo asked if there had been anymore thought on the façade of the future building.

Mr. Deussing questioned the bank driveway in conjunction with the diner driveway being right next to each other whether they would be in compliance.

Mr. Murphy stated that the Traffic Consultant met with representatives of PennDot at the site today to discuss traffic signals and access.

Mrs. Sarti stated that traveling south bound on Rt. 202 to make a left at the existing traffic light will be extremely dangerous, as your vehicle will be well beyond the signal and you cannot tell whether the traffic signal is green or red.

Mr. Genner stated that the review letter dated January 18, 2016 items 12 – 14 explain traffic requirements that will need to be met by the applicant.

Mrs. Sarti asked about the existing impervious coverage on the property.

Mrs. Sarti asked about the drive-thru stacking and how will it impact driveway access.

Mr. Caputo asked if the drive-thru could be eliminated from the project.

Mr. Welch commented that a drive-thru is needed especially for the ATM.

Mr. Deussing asked how many cars' could be stacked for the drive-thru to the street.

Mr. Deussing questioned whether using the side driveway to trigger the light is practical as it will further backup heavy traffic on Upper York Road.

Mr. Brussock asked if the monitoring wells had been done yet, and is there a potable well on the property.

Mr. Welch stated that he would prefer to access the public water, but does not know if it would be a possibility. There will be at least one if not two monitoring wells done on the property and the existing well on the property will be deconditioned and a new well will be drilled.

Mr. Yeager stated that the sketch plan presentation will be on the Board of Supervisors agenda for 2/16/16.

**v. MWH Properties, LLC 2995 River Road TMP #41-19-4 (a.k.a. Elliot Realty) Sketch Plan Review**

The applicant proposes the demolishing and reconstruction of existing building. The proposed use is for a real estate office (with twelve employees) and a two-bedroom apartment.

Ed Murphy, Esquire, Eric Janetka, Engineer, Mark Worth, Owner and Steve Ware, Architect was present on behalf of the application.

Mr. Janetka gave a power point presentation outlining the project. The existing structure will be demolished and reconfigured on the lot to decrease the current non-conformities. There are three (3) access driveways to the property; the access on Upper York Road will be eliminated. There is a new well and septic system proposed and there will be a reduction in impervious coverage, which will help to comply with stormwater management.

Mr. Ware went through the color rendering of the new building and gave the history of the property, Mr. Ware also stated that the exterior stone will be reused on the new structure with either a cedar or slate roof.

Mr. Genner asked if there was a way to reconfigure the building to move it further back on the property out of the ultimate right of way. Drainage may also be of concern, there will need to be a study to determine if there is any impact to the proposed building location.

Mr. Caputo asked if there had been any research into the history of the structure and has any thought been given into incorporating the existing structure into the new structure.

Mr. Durkin asked if the structure could be moved to where the proposed parking is showing on the plan, and move the parking in front of the structure.

**VI. Adjournment**

**Upon a Motion by Laura Sachs, seconded by Peter Brussock, the meeting was adjourned.**

Respectfully submitted,

Jean Weiss  
Planning Commission Administrator  
Solebury Township