

Comprehensive Plan Meeting Minutes

June 17, 2026

Hybrid Meeting

In attendance were: Tim Luccaro (Chair), Peter Brussock, Marnie Newman, Eric Allen, Nancy Stock Allen, Elaine Crooks, Kay Reiss (via zoom), Michael Kennerley (via zoom), Kevin Morrissey (Board of Supervisors), Zachary Zubris (Dir. Planning & Zoning), Tom Comitta (TCA, Township Planner)

Public: Deanna Miller, Michael Roedig, Lisa Wolff (Bucks County Planning Commission)

Absent: Jim Searing, John Ives (Planning & Zoning Admin.).

I. The meeting was called to order at 7:04 P.M. by Mr. Luccaro and there was a quorum.

II. Approval of Meeting Minutes- May 20, 2026

Upon a motion by Ms. Stock Allen, seconded by Ms. Crooks, the May 20, 2026 minutes were unanimously approved. Mr. Brussock commented that the meeting minutes were too brief and suggested utilizing AI to capture more detail.

III. Plan Draft review

Mr. Luccaro opened the discussion of the third draft of the plan. The Committee discussed the cover of the draft and suggested updating the photos to include Farms in Solebury instead of multiple photos of Lumberville. Other grammatical and substantive changes were suggested to the cover and acknowledgments.

The Committee discussed the draft plan further. Mr. Kennerley and Mr. Brussock suggested that the plan include an analysis of Township finances. Mr. Brussock suggested that the plan include more housing data to account for the Birches of New Hope. During discussion of the Land Preservation section, Mr. Brussock suggested adding additional language to encompass the goals and benefits of the Land Preservation Program. Ms. Stock Allen suggested that Mr. Brussock draft language and have the Land Preservation Committee review it. Ms. Crooks questioned why a building on her property was not shown on the map for Historic Preservation. Ms. Miller suggested that Ms. Crooks and Ms. Newman meet with her to discuss the validity of the map. During the discussion of the environmental stewardship chapter, Mr. Brussock stated that the draft was missing discussion of mowing habits and deer management on biodiversity. Mr. Luccaro brought up the discussion on water resources. Mr. Brussock suggested that the draft have a standalone section on water that would include a discussion of watersheds, PFAS in groundwater, water budget, and water cycle. The Committee discussed the Route 202 Corridor section of the plan. Ms. Miller presented the updated Route 202 Character Area map. The Committee discussed and suggested edits to the following sections: Parks and Recreation areas, housing, and future land use.

The Committee discussed next steps including a potential work session and moving the July 15th meeting. Ms. Miller spoke to the next steps including the 45-day comment period and holding the Planning Commission public meeting.

IV. Public Comment

There was no additional public comment.

V. Adjournment

Mr. Luccaro adjourned the meeting at 9:26 P.M.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Zachary J. Zubris". The ink is dark and the signature is fluid, with a large initial 'Z' and a distinct 'J'.

Zachary Zubris
Director of Planning & Zoning
Solebury Township