

Comprehensive Plan Committee

November 19, 2025

Hybrid Meeting

In attendance were James Searing (Chair), Tim Luccaro (Vice- Chair), Kay Reiss, Nancy Stock Allen, Eric Allen, Elaine Crooks, Michael Kennerley, Kevin Morrissey (Board of Supervisors Liaison), Hanna Howe (Board of Supervisors Liaison), Zachary Zubris, John Ives, Deanna Miller (BCPC), Lisa Wolff (BCPC), Michael Roedig (BCPC), Thomas Comitta (Township Planner, TCA).

Public:

Absent: Peter Brussock, Marnie Newman

- I. **The meeting was called to order at 7:03 P.M. and there was a quorum.**
- II. **Approval of meeting minutes- October 15, 2025**

Upon a motion by Mr. Kennerley, seconded by Mr. Luccaro, the meeting minutes were unanimously approved with the changes suggested.

III. **Overlay District Discussion**

Mr. Comitta led the discussion of potential overlay districts. Mr. Comitta discussed various overlay districts within Pennsylvania that his firm has been involved with. Mr. Comitta suggested that there was an opportunity for smart growth or adaptive re-use.

Mr. Searing suggested that the Committee considered types of overlays that can be discussed at the December meeting with TCA.

Mr. Roedig stated that in the Comprehensive Plan, the overlay opportunity should be high-level without detailed analysis.

Mr. Searing suggested providing a list of what overlays are typical in Pennsylvania.

IV. **Outline and Design of Plan**

Mr. Roedig provided an overview of a draft of the plan's design and layout.

Mr. Searing spoke to the plan for water resources. He stated that it was his intention to have Vincent Uhl involved to update his 2020 water report. Mr. Searing suggested that BCPC begin drafting material for the section.

V. **Schedule moving forward**

The Committee discussed possibly having 2 meetings a month with one during the day as a focused drafting session.

Mr. Searing stated he would look into quorum requirements and get back to the Committee.

VI. Environmental Stewardship chapter discussion

Ms. Wolff presented the chapter draft of the chapter.

The Committee discussed the contents of the chapter which included environmental work completed by the Township in the last decade. The Committee also spoke about potential opportunities to be included in the chapter.

VII. Public Comment

There was no public comment.

VI. Adjournment

Mr. Searing adjourned the meeting at 9:18 P.M.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Zachary J. Zubris".

Zachary Zubris
Director of Planning & Zoning
Solebury Township