

SOLEBURY TOWNSHIP 202 PROPERTY ADVISORY COMMITTEE

February 22 2023– 7:00 P.M.

Hybrid Meeting

MEETING MINUTES

Attendance: Nancy Stock-Allen, Temporary Chair, Peter Brussock, Temporary Vice-Chair, Nancy Minich, Kay Reiss, Joanne Reszka, Rickie Yudin, Robin Seiz, Peter von Zelowitz, Barbara Zietchick, Kevin Morrissey, Supervisor Liaison, Erika Canterbury, Administrator. Curt Genner, Township Engineer and Mark Roth Township Traffic Engineer was also in attendance. Absent: Hanna Howe, Supervisor Liaison and Robert Chase Palmer.

Zoom recording was turned on.

I. The meeting was called to order.

II. Approval of Minutes – January 25, 2023

Upon a motion by Mr. Yudin, seconded by Ms. Minich, the Minutes of the January 25, 2023 meeting were approved.

III. Discussion Items

A. Curt Genner (Wynn Associates Inc) – Engineering Presentation

Curtis Genner presented the Lot Line Adjustment Plan and the Traffic Concept Plan (copy of which are attached). Highlights of the presentation included: parcel acquisition notes, aerial imagery, and the FEMA floodplain.

1. Mr. Genner stated that floodplain would physically restrict what can and cannot be done with property.
2. Ms. Seiz questioned what size of property is left to develop when considering flood plain restrictions?
 - Mr. Genner answered: Around 5 acres.
3. Mr. Morrissey questioned if we could develop paths through the flood plain?
 - Mr. Genner inquired: Yes, paths can be developed but the grading of the plain cannot be interrupted.
4. Ms. Minich questioned if the creeks running through floodplain are stable?
 - Mr. Genner answered: In time he has been tasked with monitoring property he has observed no flooding outside of the floodway.

B. Establish Date for Site Visit

Nancy Stock-Allen proposed the date of March 13, 2023 at 2:45pm with a rain date of March 20, 2023 to visit 202 Property located on 6516 Lower York Road New Hope, PA in Solebury Township. It was agreed upon by Mr. Genner, each member of committee, and Mr. Morrissey.

C. Mark Roth (McMahon Associates Inc) – Traffic Presentation

Mark Roth presented a Route 202 Corridor – Transportation Study PowerPoint presentation (copy of which is attached). Highlights of the presentation included: Project Intersections, Project Goals, Traffic Evaluation Scope of Work, Corridor Study Observations, Corridor Study Evaluations and Roadway Improvements to be considered and evaluated.

1. Roadway improvement discussion ensued between committee and Mr. Roth regarding: improvement of two intersections adjacent to 202 property, possibility/potential for

sharing of Logan's Square for parking and exit point, pros and cons of cartway, jughandle, and roundabout use.

2. Additional discussion ensued around potential for widening intersection of Reeder Rd. not necessarily for vehicles but for pedestrian trails and other uses. Mr. Brussock and Ms. Stock-Allen both agreed the committee will research and revisit this possibility at a later date.
3. Before signing off, Mr. Roth indicated he would be available for the 3/13/2023 site visit if the committee would like him to attend.

D. Nancy Stock- Allen -- Overview of Solebury Parks and information related to park usage and terminology

Nancy Stock-Allen presented an overview of the parks in Solebury Township and map of the township (copy of which are attached).

1. Committee discussion ensued regarding: Solebury Township park inventory and the strategic park plan, existing park resources and awareness of these resources when looking at future use of 202 property, how to consider needs and desires of community members as expressed in survey.
2. A question was directed to Mr. Morrissey as a Board Member: Why aren't we developing the other parks that are part of the strategic park plan before we develop the 202 property? Mr. Morrissey to reflect and provide an answer for committee at a later date.
3. Ms. Zietchick inquired: How Open Space Funds, used to purchase property, could possibly define how property is used? Are there limitations or restrictions on property use? And is open space defined as active or passive in use?
 - Ms. Stock-Allen answered she was in the early stages of research regarding open space uses and had a preliminary conversation with Jean Weiss regarding this matter. She plans to speak to Jean Weiss further and supply additional, more definitive information in a future committee meeting.
4. Mr. Brussock stated it was his understanding that how a property is purchased and how funds are sourced for purchase does indeed provide definition to the property and gives a framework for property use. This knowledge was based on his research and conversations with the Township Solicitor. He continued to add that the terminology associated with 202 property purchase may define this property with its best uses falling to cultural rather than recreational.
 - Ms. Stock-Allen suggested and Mr. Brussock agreed to speak at the March 22, 2023 committee meeting to share his findings on this point.
5. Ms. Minich inquired whether there was any history regarding the people who owned the property prior to the Flea Market period?
 - Ms. Stock-Allen answered that Robert Chase Palmer had indeed uncovered history on the property and she will inquire as to whether he would be able to present his findings at the March 22, 2023 Meeting.
6. Mr. Morrissey reminded the group that one of their tasks was to propose a name for the property and there might be some helpful direction based in historical information.

IV. Upcoming Meetings – Tentative agenda

- A. March 22nd at 7:00pm
 - a. Election of Permanent 2023 Chair and Vice Chair
 - b. Peter Simone (Simone Collins) – Overview: planning and park design options
 - c. Peter Brussock to provide a brief presentation on the Solebury Township Planning Commission and place the 202 Property in context
 - d. Robert Chase Palmer to share history of 202 Property
- B. April 26th at 7:00pm
 - a. Judith Stern Goldstein – Gilmore and Associates – Overview: planning and park design options

V. Public Comment

- John DeAndrea, resident, shared with the committee thoughts and questions he had regarding Mark Roth’s presentation specifically related to: improvements regarding the two intersections directly adjacent to the property and corridor improvement. Mr. DeAndrea suggested the committee address these with Mr. Roth in a later discussion.

VI. Adjournment

The work session adjourned at 8:08 p.m.

Respectfully submitted
Erika Canterbury
Administrator