

SOLEBURY TOWNSHIP 202 PROPERTY ADVISORY COMMITTEE

March 22 2023– 7:00 P.M.

Hybrid Meeting

MEETING MINUTES

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

Zoom recording was turned on.

I. The meeting was called to order.

II. Approval of Minutes – Feb 22, 2023

1. Brief discussion had about specifics reflected in minutes regarding Curt Genner's presentation and questions answered to committee.
2. Upon a motion by Mr. Brussock, seconded by Mr. Palmer, the Minutes of February 22, 2023 meeting were approved.

III. Presentation

A. Peter Simone (Simone Collins) – Overview of Planning and Park Design Options

Mr. Simone presented overview of: Simone Collins organization and services they provide, current work and former projects completed for Solebury Township, highlights of masterplans from various projects for other clients that would be of interest to the committee (copy of which is attached). A short question and answer session followed.

1. Ms. Seiz asked an important question: What's the biggest pitfall Mr. Simone has seen made by other advisory committees either in the decision-making process or in the evaluation making process?

Mr. Simone's answer: Making assumptions up front. You need to learn about a site, learn about the human needs of the community, and find a way to balance the two.

After Mr. Simone left the meeting, Nancy Stock-Allen discussed the meaning of vernal pools with the committee and shared that the township has had one in Aquetong Spring off to the side of the spring.

Ms. Zietchick proposed committee follow Mr. Simone's model and share ideas regarding possible site use each member had generated from recent site visit. Ms. Stock-Allen agreed but recommended this exercise be set aside until later in the committee's decision-making process.

IV. New Business

A. Election of Permanent 2023 Chair and Vice Chair

1. Upon a motion by Ms. Reiss, seconded by Mr. Brussock, it was unanimously agreed to elect Nancy Stock-Allen as Chair to the 202 Property Advisory Committee.
2. Upon a motion by Ms. Stock-Allen, seconded by Ms. Reszka, it was unanimously agreed to elect Peter Brussock as Vice Chair to the 202 Property Advisory Committee.

V. Discussion Items

A. Peter Brussock – presentation: 202 Property -Sustainable Planning Perspective

Mr. Brussock presented overview of the concept of sustainability, how it could apply to the 202 property design, how potential plans for the property could fit within Solebury’s Comprehensive Plan, and how plans could align with Solebury’s Planning Commission perspective (copy of which is attached). Questions and discussion followed.

1. Mr. Brussock to share article links, book covers/titles, excerpts from books on sustainable planning for parks, recreation, and open space with committee. Erika Canterbury to circulate.
2. Mr. Palmer to look into what other adjacent municipalities are doing with regard to sustainability and park planning and if we can obtain any other matrices of park uses in these adjacent areas.

Discussion concluded with Mr. Morrissey suggesting the township survey results indicated the 202 property should be a multi-use property. What does that mean? He tasked the committee to continue down path to discover.

Ms. Stock-Allen suggested that a matrix be built from the points on the survey to see how many of those points fulfill the need that the township has so that the committee can dovetail the wants/needs of the community with the township’s sustainable/comprehensive plan goals to establish possible 202 property uses.

B. Robert Chase Palmer – presentation: History of Route 202 Property

Mr. Palmer provided an overview of the property’s history through historic atlases and aerials gathered from the Solebury Historical Society dating back from 1857 to 2006 (copy of which is attached). Questions and discussion followed.

1. Mr. Palmer to look further into history of property before 1857 to see if there is any indication of indigenous people using property and any records of this being a mill property and will report back to committee.
2. Mr. Morrissey provided the township’s analysis on property soil conditions/stability titled: Phase 1 Report. Nancy Stock-Allen will distribute to committee members.
3. Mr. Morrissey will look into what Township can do with regard to additional analysis of property beyond the Phase 1 Report.

VI. Upcoming Meetings – Tentative agenda

- A. April 26th at 7:00pm
 - a. Judith Stern Goldstein – Gilmore and Associates – Presentation
 - b. Robert Chase Palmer – Presentation: Park Facility Inventory in Surrounding Townships
 - c. Working Session
 - i. List priorities for park
 - ii. Evaluate responses from public survey against priority list
- B. If any committee member wants to present, please contact Nancy Stock-Allen to arrange.
- C. Ms. Minich asked committee about specifics regarding committee interests for her presentation slated in May.
- D. Mr. Brussock suggested that we have an agenda item for path forward and what committee identifies as measurable advancements in the process at next meeting. Ms. Stock-Allen agreed committee have a working session to identify path forward listed as an agenda item for next meeting on April 26th 2023.

VII. Public Comment

- John DeAndrea, resident, suggested Peter Simone should have reviewed Township Survey before presenting and committee should inform him of survey information for any future communications with Simone Collins.

Committee closed discussions with possibility of announcing extra work sessions to prepare for report to June Board of Supervisors Meeting.

VIII. Adjournment

The work session adjourned at 8:27 p.m.

Respectfully submitted
Erika Canterbury
Administrator

Simone Collins Philosophy

Simone Collins Landscape Architecture is a planning and design firm committed to creating an ecologically enduring society.



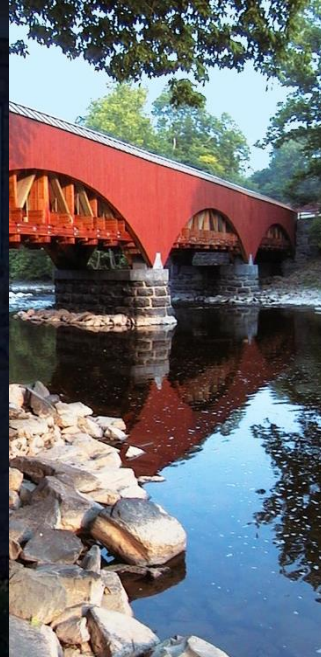
Conduct

careful research.



Respect

ecological context and limits of each site.



Build

on sustainable practices of the past.



Employ

new methods prudently.



Conserve

materials and energy.



Support

local economies.



Design

biologically & culturally diverse communities.

Simone Collins Landscape Architecture

Norristown, PA

- Founded July 1990 - 33 years of service
- Served Solebury since 2005
- 45 Design Awards – local, state, national
- Design excellence & service
- Principal involvement on all projects
- Principals offer 45 years experience – each
- Parks, open space & trails - primary market sector
- 12 Person Firm – Small, Personal Service with Big Firm Experience



Solebury Township, Bucks County



Simone Collins Landscape Architecture

Solebury Township, Bucks County



Solebury Township, Bucks County



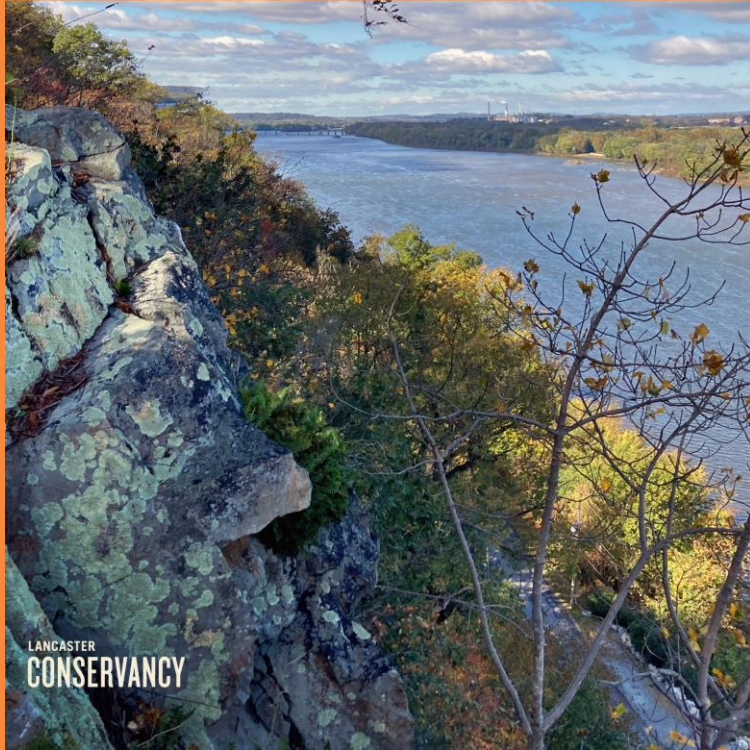
Solebury Township, Bucks County



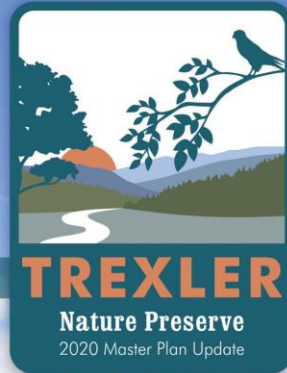
Solebury Township, Bucks County

Hellam Hills Conservation Area

Master Plan



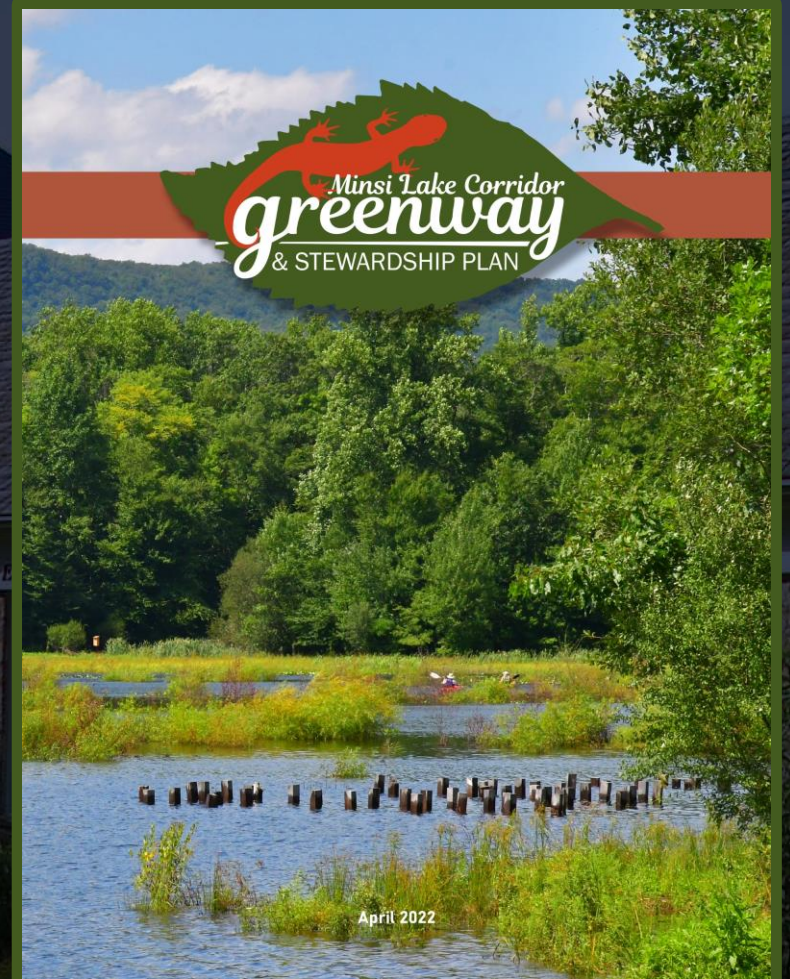
[Hellam Hills Conservation Area Master Plan Report Link](#)



March 2021

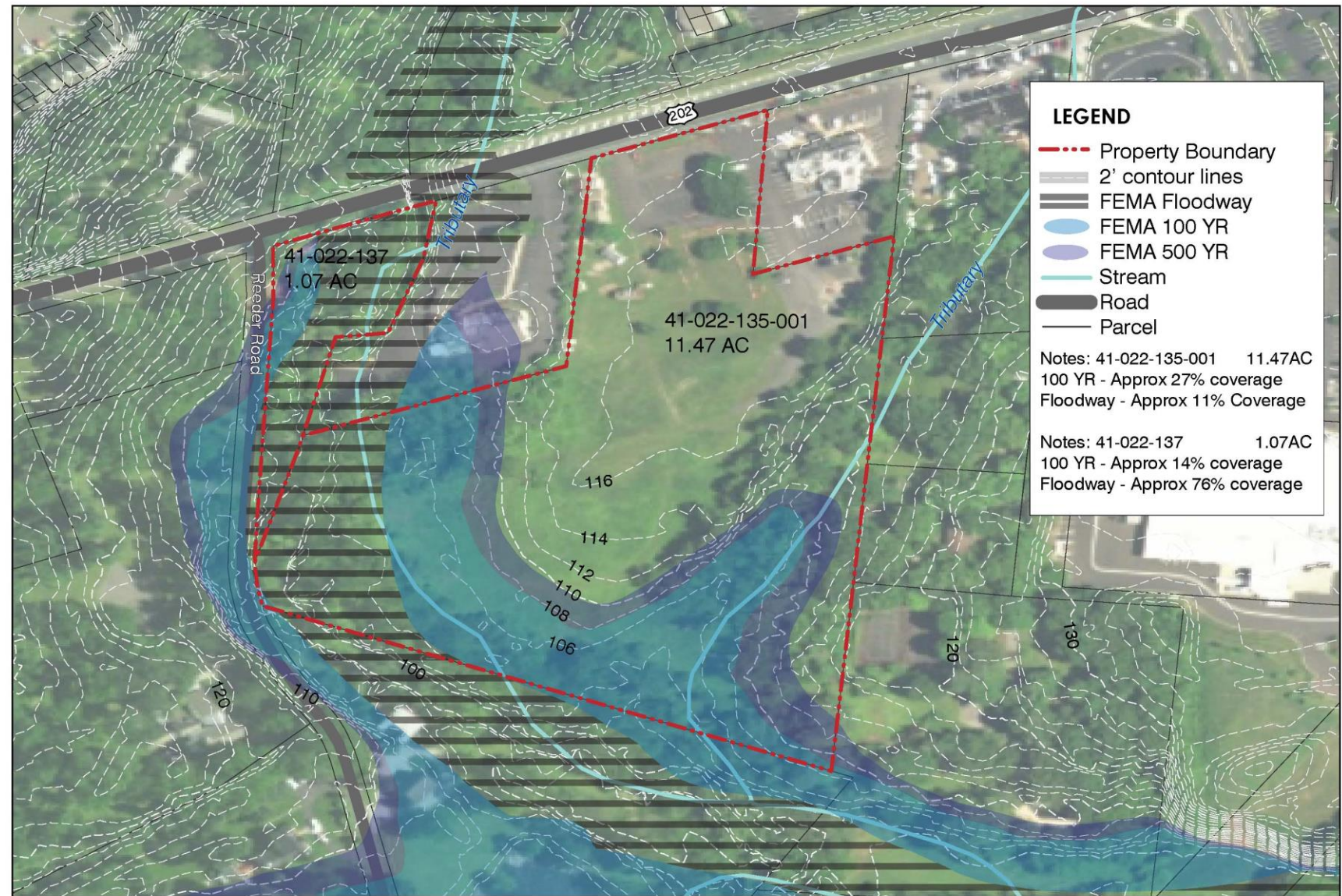


[Trexler Nature Preserve Master Plan Report Link](#)

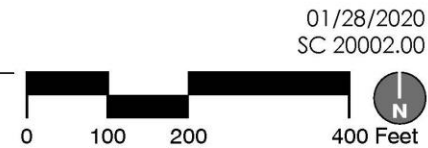


[Minsi Lake Corridor Greenway & Stewardship Plan Report Link](#)

- “Natural” 11.4 Ac site along a commercial corridor.
- Water access , meadows, some wooded areas
- Floodplain
- Good vehicular access
- Trail access possible
- **What is the program for this park / open space?**
- Township is applying (4/5) for DCNR funding for an update to the Comprehensive Parks, Recreation, Greenways and Open Space Plan.



202 Parcels Assessment
 Hydrology Analysis
 Solebury Township, Bucks County, PA

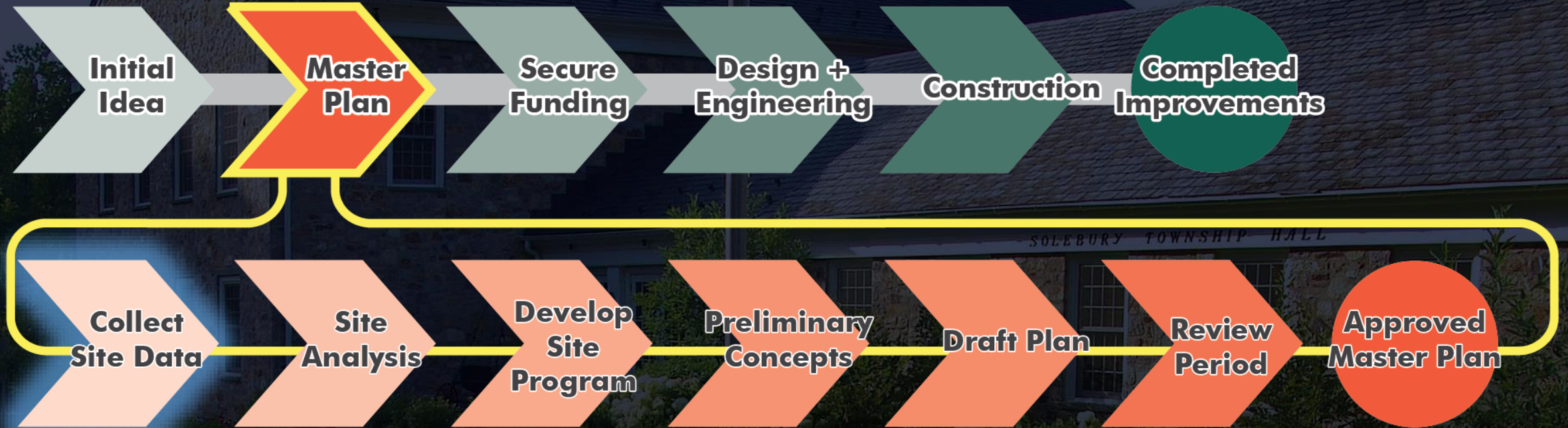


01/28/2020
 SC 20002.00



Inclusive and Transparent Master Plan Process

"All voices are heard, and all ideas are honored"



Transparent Public Outreach Process:

- 4 Public Meetings
- 4-6 Steering Committee Meetings
- Focus Group Meetings
- Web-based Public Opinion Survey
- 60-Day Draft Plan Review Period
- Total Public Access to the SC Team During the Master Plan Process



Questions / Discussion

Solebury Township, Bucks County



Solebury Township, Bucks County

Route 202 Property Evaluation Sustainability Foundation

Planning Perspective

GHGs
Climate
change

Sea
Level
Rise

Population
Growth

Resource
Limits &
Depletion

Supply
Chain

Pollution:
Air, Water, Soil

SUSTAINABILITY

ENVIRONMENTAL, SOCIAL & ECONOMIC

HOLISTIC • SUSTAINABILITY PLANNING • CIRCULAR ECONOMY • LONG-TERM

RESILIENCY • ↓GHG • SUSTAINABLE DEVELOPMENT GOALS • DIVERSITY • GSR

NET ZERO • SUSTAINABILITY REPORTING • SEC → ESG METRICS • GRI • SABS

• MULTI-PURPOSE • CONTINUOUS NET IMPROVEMENT • MULTI-USE •

M
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T

Solebury Comprehensive Plan – Sustainability Foundation of the Plan

Sustainable communities are characterized by:

- Recognition of the interface between the natural and built environments
- Resource conservation
- Promotion of renewable energy
- A focus on improving community health and quality of life
- Local food production
- Waste reduction

Comprehensive Plan – Parks, Recreation and Open Space

- Develop, maintain, and enhance parks and recreation facilities, preferably in proximity to where people live and that can be connected by public appropriate accessways or trails.
- Balance opportunities to provide for active and passive recreational pursuit and open space preservation with the habitat needs of wildlife and other resource protection objectives.
- Pursue implementation of the recommendations of the current Solebury Township Park and Recreation Plan and the Solebury Township Open Space Plan in so far as they are consistent with this Plan.
- Sustainability Indicator - Recreational opportunities are increased over time consistent with the recommendations of the Park and Recreation Plan as adopted by the Board of Supervisors.
- Multi-Purpose, Multi-Use

Parks, Recreation, Open Space Planning

Evolving Process

- ❖ Review of mission, mandated and plan elements; public participation; supply and demand analysis; alternative scenarios, leading to adoption (selection) and implementation (phasing and funding) of the final plan (APA, 2006).
- ❖ Scope of Parks, Recreation, Open Space planning over last two decades changed dramatically over last two decades. Response to societal and lifestyle changes.
- ❖ More comprehensive process – community wide benefits
 - Economic Factors - benefits and costs*
 - Environmental Sustainability – diversity and resilience*
 - Social - issues and problems*
- ❖ New Planning and Management Support Materials - Creating Sustainable Parks, Recreation and Open Spaces

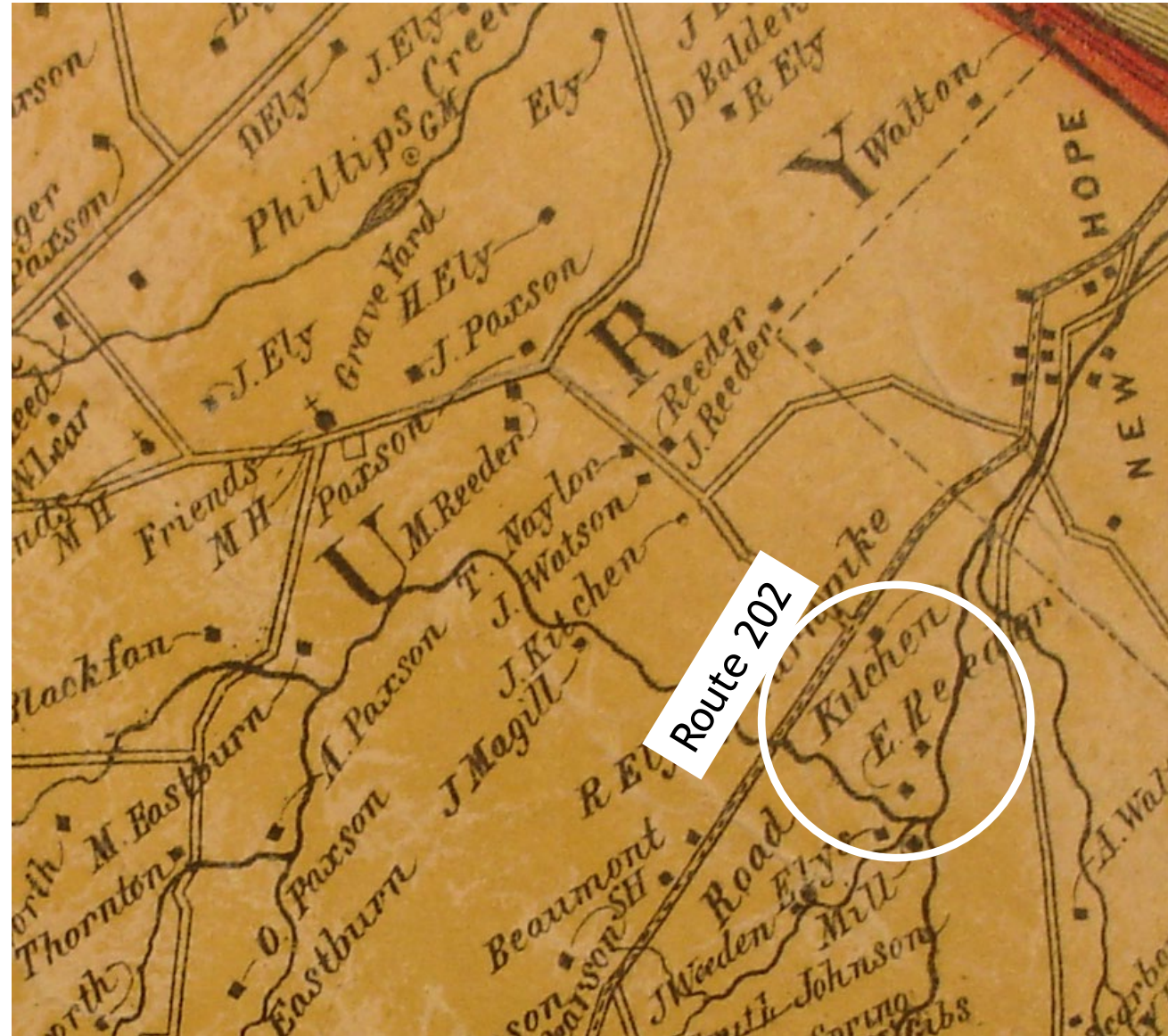
Park Type	Purpose			Planning			Assets	Access	satisfaction	safety	Count of attributes						
Pocket park	-	-	-	-	-	-	-	-	-	-	5						
Mini Park	-	-	-	-	-	-	-	-	-	-	9						
Linear Park	-	-	-	-	-	-	-	-	-	-	7						
Neighborhood Park	-	-	-	-	-	-	-	-	-	-	15.5						
Community Park	-	-	-	-	-	-	-	-	-	-	17						
School Park	-	-	-	-	-	-	-	-	-	-	6						
District Park	-	-	-	-	-	-	-	-	-	-	17						
Urban Park	-	-	-	-	-	-	-	-	-	-	16						
Special - use Park	-	-	-	-	-	-	-	-	-	-	15.5						
Conservancy	-	-	-	-	-	-	-	-	-	-	6						
Attributes of park sustainability	Mandate & values	Vision & mission reports	Goals & objectives	Programs planning	Agency planning	Public participation	Inventory analysis	Status map	Park land distribution	Universal design	Social equality	Demography analysis	Satisfaction survey	Usership analysis	Crime prevention	physical hazards	

Example Planning Matrix

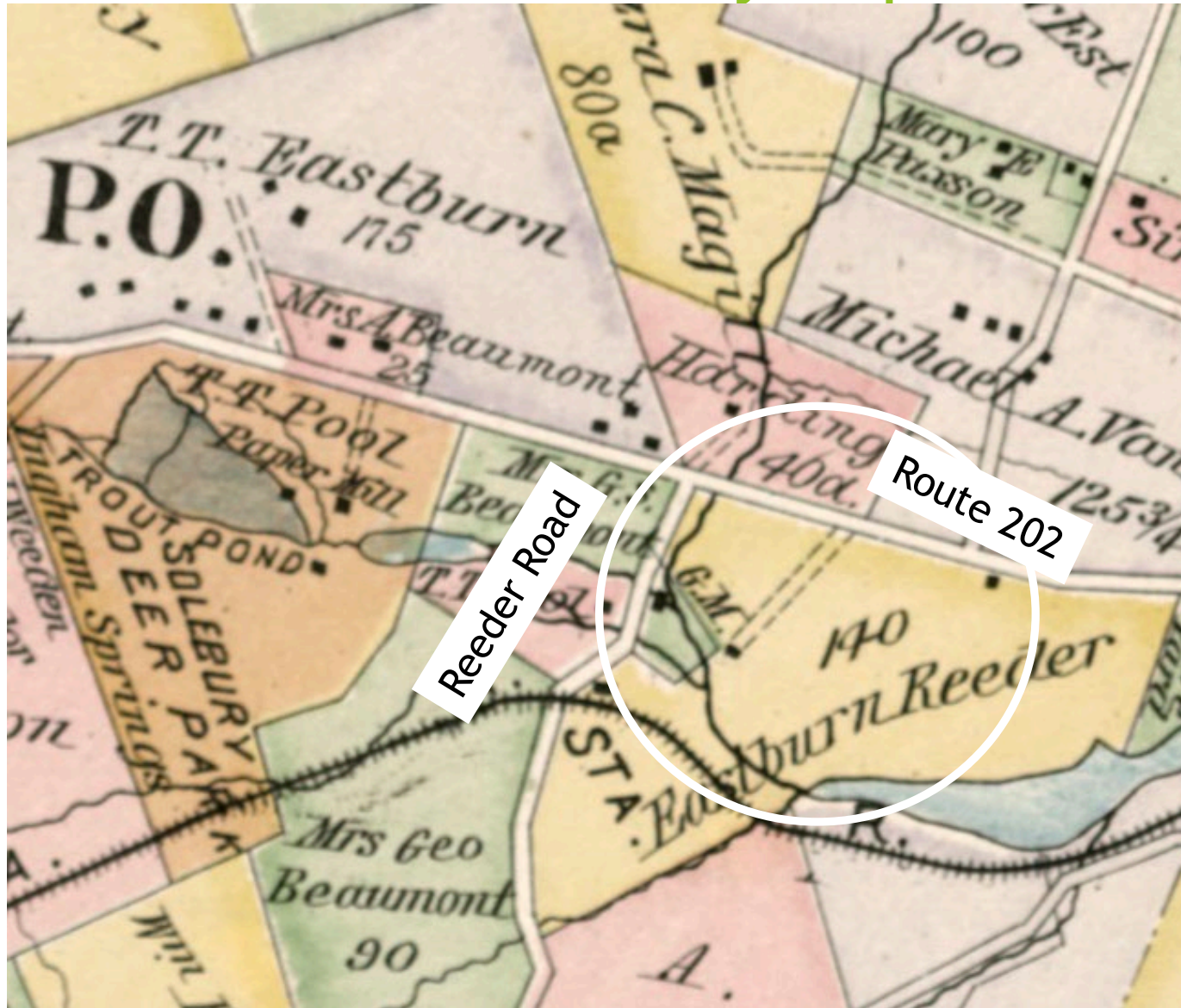
Can be used to compare to other areas and options for 202 property

History of the Property

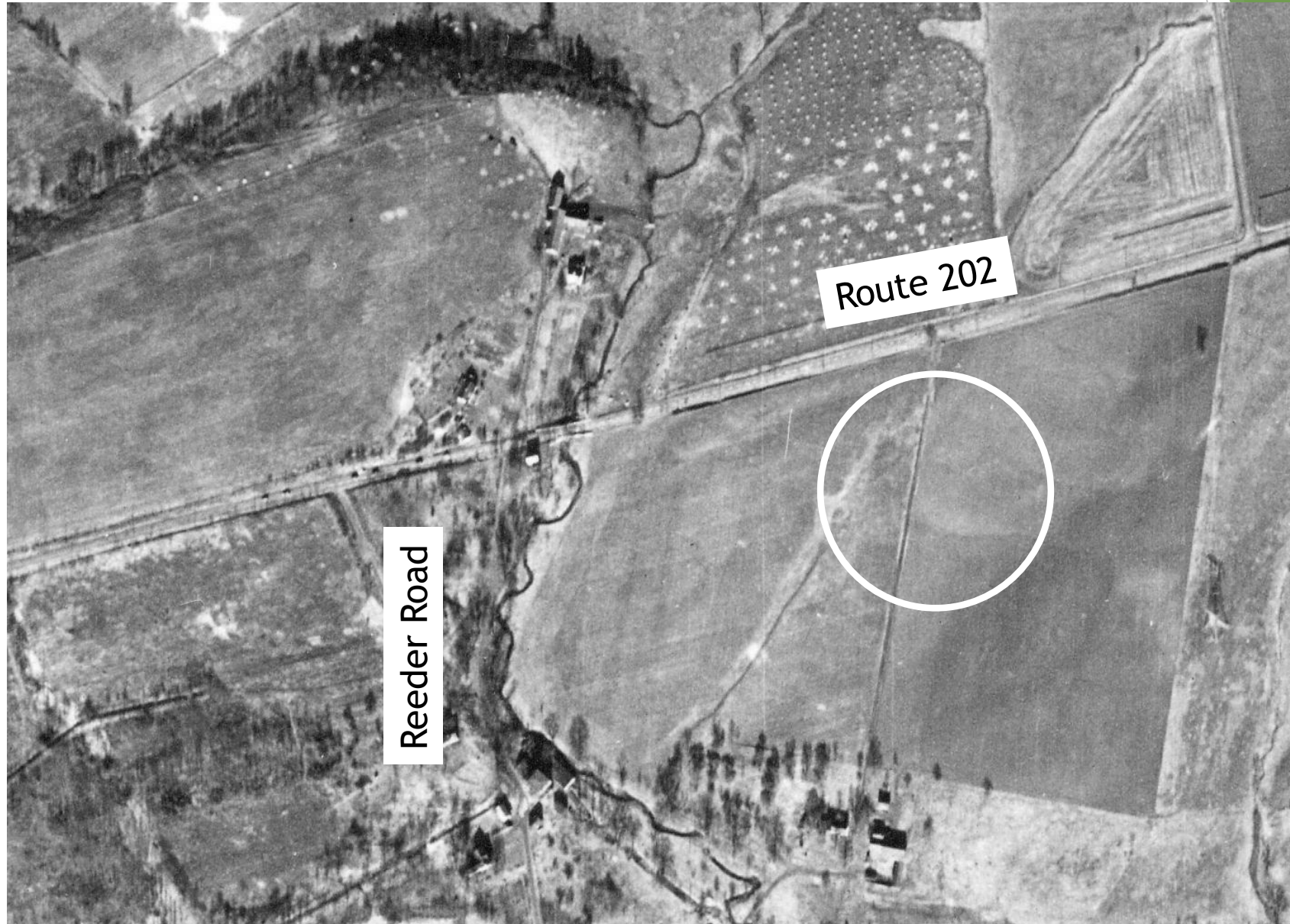
1857 Solebury Map



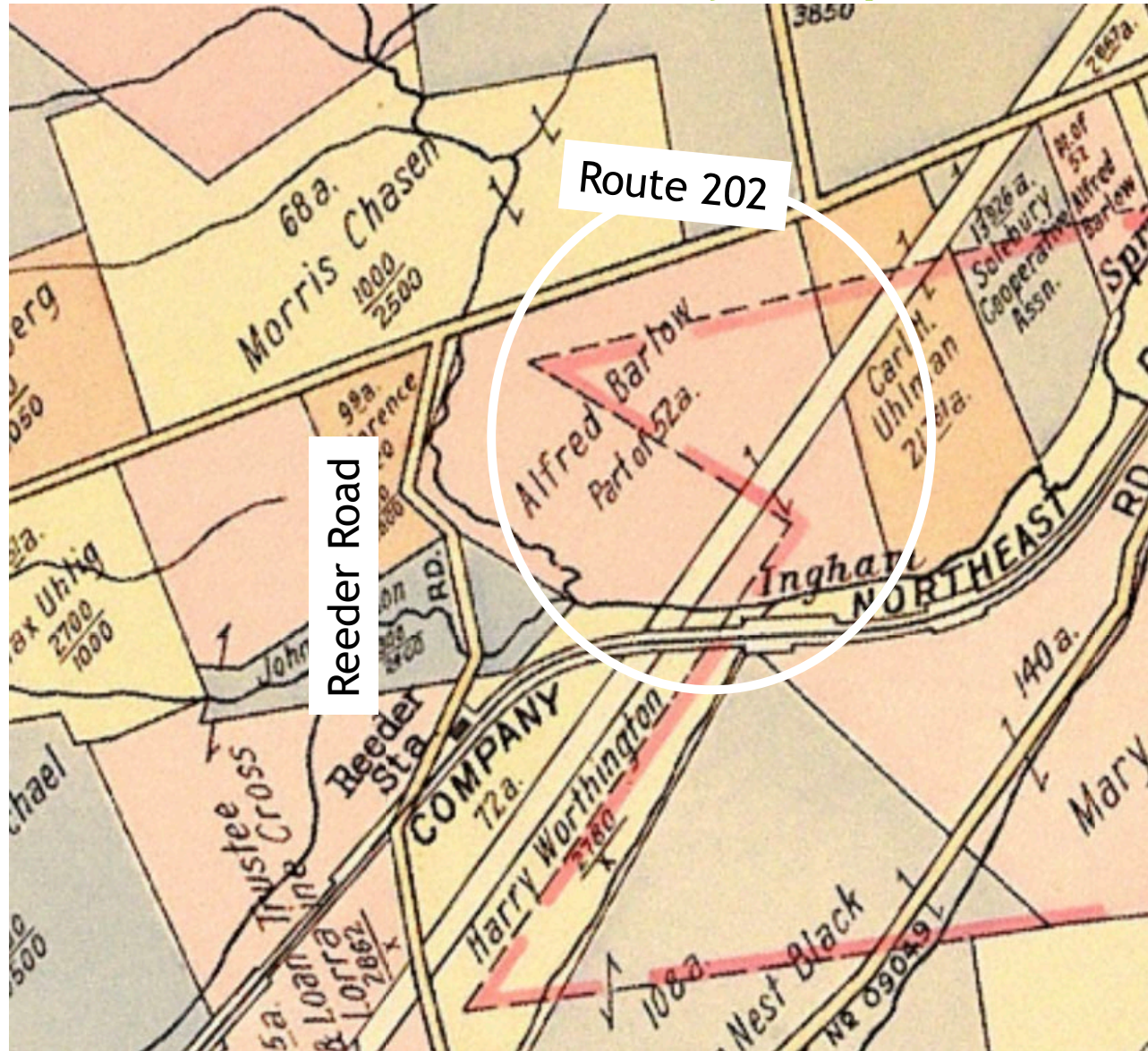
1891 Solebury Map



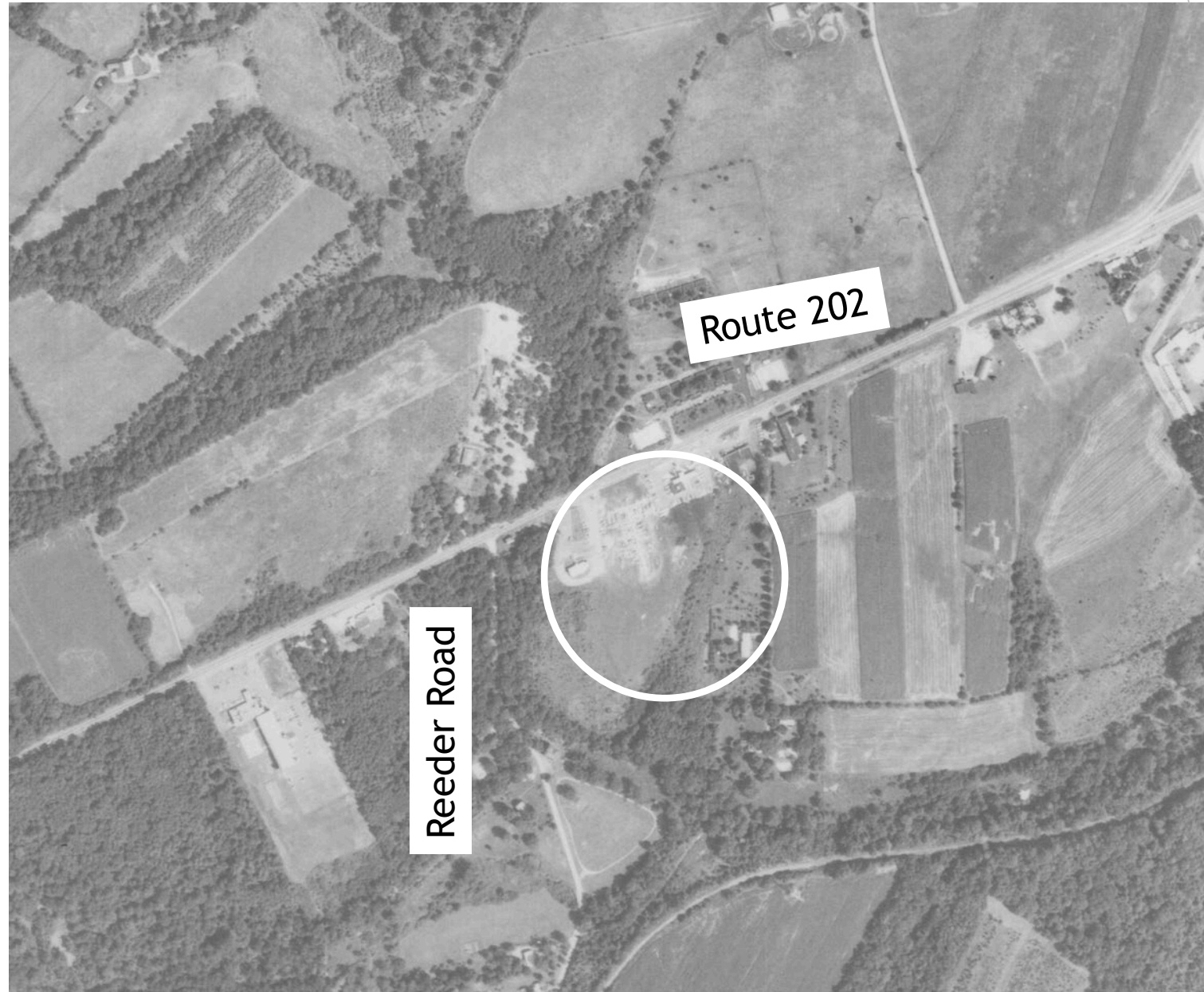
1938 Solebury Aerial



1948 Solebury Map



1971 Solebury Aerial



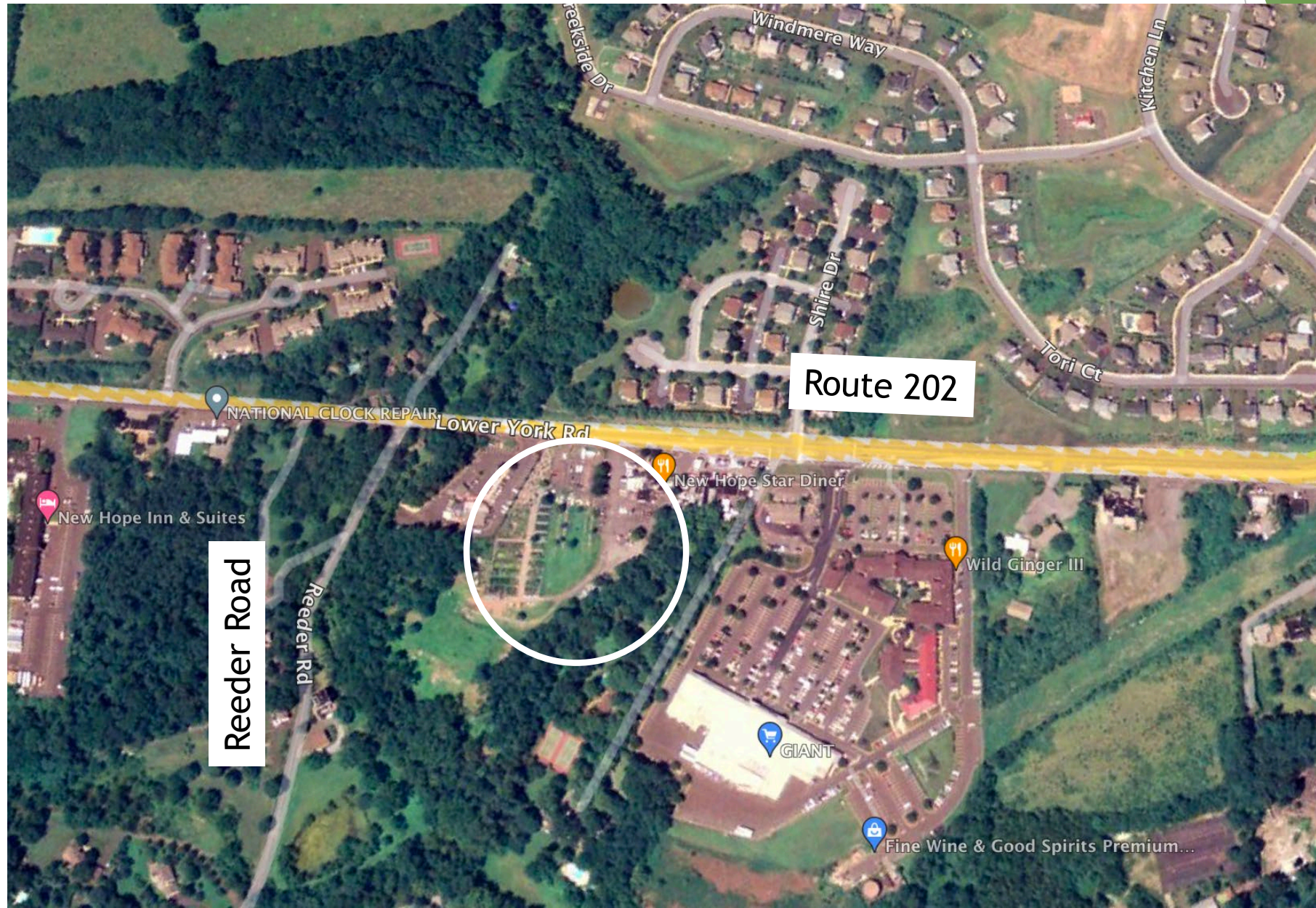
Route 202

Reeder Road

1999 Solebury Aerial



2006 Solebury Aerial



Route 202

Reeder Road