

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS

June 18, 2019 – 6:00 P.M.

Solebury Township Hall

MEETING MINUTES

Attendance: Mark Baum Baicker, Chair, John S. Francis, Vice-Chair , Robert McEwan, Kevin Morrissey, Dennis H. Carney, Township Manager, Michele Blood, Assistant Manager, and Catherine Cataldi, Secretary. Mark L. Freed, Solicitor was also in attendance.

Absent: Noel Barrett

I. The meeting was called to order followed by the Pledge of Allegiance.

Audio recording device was then turned on.

II. Approval of Bills Payable – May 30, 2019 and June 13, 2019

Res. 2019-80 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, the list of Bills Payable dated May 30, 2019 and June 13, 2019 were unanimously approved as prepared and posted.

III. Approval of Minutes – May 23, 2019

Res. 2019-81 – Upon a motion by Mr. Morrissey, seconded by Mr. McEwan, the Minutes of the May 23, 2019 meeting were unanimously approved as written and posted.

IV. Announcements/Resignations/Appointments

• Executive Session

The Board announced an executive session held on June 18, 2019, prior to the meeting, dealing with Legal Issues.

- Mr. Baum Baicker announced the Celebration of Malcolm Crooks that is to be held at Solebury Friends Meeting on July 13, 2019 at 11:00 am.

• “How to Make a Hayroll” by Pam Miller – Painting Donation

Mr. Baum Baicker invited Pam Miller, Artist to the front of the room. Ms. Miller donated the painting “How to Make a Hayroll” to Solebury Township in memory of Malcom Crooks. Ms. Miller expressed her appreciation for hayrolls and explained that the farm in the painting is located on Phillips Mill Rd.

Mr. Baum Baicker read the wording on the plaque:

"How to Make a Hayroll," by Pam Miller
In Memory of Malcolm Crooks (1923-2019),
Protector of Our Land and Water
Donated by the Artist

The painting is to be hung in the lobby of the Solebury Township Building.

V. Supervisors Comment

- Mr. Baum Baicker thanked Mr. Morrissey, Eric Allen, and Christy Cheever for a successful Recycle Forum.

- Mr. Morrissey commented about the E-Waste Recycling Event being held for Solebury Residents on June 22, 2019 from 9:00 am – 12:00 pm. Additional information, including the list of accepted items, can be found on the Township’s website: www.soleburytp.org

VI. Public Comment – No Public Comment

VII. Public Hearings

Historical Architectural Review Board (HARB) – Certificate of Appropriateness – 2535 River Road LLC (TMP # 41-028-020-002, 2535 River Road)

The HARB reviewed 2535 River Road LLC’s application and recommended the issuance of a Certificate of Appropriateness to TMP # 41-028-020-002, 2535 River Road a.k.a. 7092 Phillips Mill Road, for the HARB application submitted on April 1, 2019 with revisions submitted on May 20, 2019 for the following:

1. Accept all plans submitted May 20, 2019 depicting lights to be removed, existing lights to remain and proposed lighting to be added.
2. Accept plan submitted for parking lot lights – removal of four existing fixtures with high intensity floodlights, replaced with seven new light fixtures on 20-foot mounting posts per the Parking Lot Lighting Plan, Revision 2, date-stamped May 20, 2019.
3. As an exception to the plans submitted on May 20, 2019, all “C” and “D” luminaries are to be limited to 400 to 600 lumens per fixture. If applicant desires higher intensity lighting, light testing to the satisfaction of the Board must be done prior to any approval of lights for this area.
4. As an exception to the plans submitted on May 20, 2019, up lighting around the perimeter of the property to be replaced with “C” and “D” fixtures – limited to 111 to 669 lumens per fixture. If applicant desires higher intensity lighting, light testing to the satisfaction of the Board must be done prior to any approval of lights for this area/tree.
5. As an exception to the plans submitted on May 20, 2019, in the area to the east of the hotel along the creek, the twelve hanging lantern lights are to be limited to the equivalent of 25 watts incandescent per each lantern light. The applicant has the option to replace proposed lanterns with low intensity “can” lighting that would hang from the tree. If applicant desires higher intensity lighting, light testing to the satisfaction of the Board must be done prior to any approval of lights for this area/tree.
6. As an exception to the plans submitted May 20, 2019, the seven “B” up lights proposed to shine into the canopies of trees along the drive are to be limited to Dart small fixtures with a maximum of 1100 lumens per fixture. If applicant desires higher intensity lighting, light testing to the satisfaction of the Board must be done prior to any approval of lights for the area/tree.
7. As an exception to the plans submitted May 20, 2019, the existing statue located in the center of the property north of the parking lot will have one Dart small fixture with a maximum of 1100 lumens.
8. Lighting trails for up-lighting of trees in the pool area. After removal of the existing lights, the installation of proposed new lights will need to be executed to the satisfaction of the Board.
9. No approval for roof lighting or lighting of any building dormers.
10. Timers for lighting fixtures, with seasonal adjustments, for the pool area, catering facility, lanterns and nonessential fixtures. Applicant will provide a colorized diagram and maintenance plan of the placement of the timers for the site within thirty days of this meeting.

11. All lighting will turn on at dusk. Nonessential lights will remain on until 12:30 a.m. Tree lights near River Road will remain on until 12:30 a.m. Parking lot lights will remain on until 1 a.m. Wall and path lighting will remain on as safety lights until dawn.
12. The chandeliers in the pergola to be lifted to their highest point possible to conceal fixtures and placed on a timer/dimmer per landscaping lighting plan (Note #11).

Res.2019-82 – Upon a motion by Mr. McEwan, seconded by Mr. Francis it was unanimously agreed to approve the issuance of a Certificate of Appropriateness to TMP # 41-028-020-002 , 2535 River Road a.k.a. 7092 Phillips Mille Rd as recommended by the Historical Architectural Review Board. The issuance of the Certificate of Appropriateness does not relieve the applicant from obtaining the required permits.

Speed Limit on Carversville Road Ordinance – Authorization to Adopt

The proposed ordinance (copy of which is attached) amends the Solebury Township Code of Ordinances Chapter 15 section 201 to reduce the speed limit on a section of Carversville Road. Advertisement of the ordinance was approved at the Board of Supervisors meeting on May 23, 2019.

Res. 2019-83 – Upon a motion by Mr. Morrissey, seconded by Mr. McEwan it was unanimously agreed to Adopt the Speed Limit on Carversville Road Ordinance.

VIII. Presentations

Solebury Township Police Department – Swear in Of Officers

Chief Dominick Bellizzie expressed gratitude to Honorable Jean Seaman for Swearing in the Officers and to those that attended the meeting.

Officer Brendan Murphy and Officer Patrick Dorsey were sworn in as full-time police officers with the Solebury Township Police Department by Magisterial District Judge Jean Seaman.

Solebury Square/202 Corridor Plan Presentation

Mr. McEwan opened the topic, thanked the team who worked on the study and made note of the following caveats:

- We asked our Community and Consultants to identify as many problem issues as possible while thinking outside the box for what will serve our community best in the next 5,10 and 20 years. The plans we draw up have to be flexible, expandable and sustainable, and not bound by current restraints.
- That said, we are talking about privately owned land & investments over which the Township has little control outside Zoning and planning oversight.
- PennDot controls what happens on Route 202 so the Townships plan will become one lever to illustrate to PennDot what we want & need.

Mr. McEwan introduced the consultants: Mark Evans, Director of Planning for Derck & Edson; Steve Hackett, Project Landscape Architect for Derck & Edson; and Mark Roth, Professional Engineer for McMahan Associates.

Mr. Evans and Mr. Roth delivered a Conceptual Plan presentation (copy of which is attached) to the Board. The PowerPoint covered the: vision of the conceptual plan; Township goals; community goals; opportunities and constraints; commercial district framework; transportation; and implementation.

John Augenblick, resident, expressed concern about the vision and the reduction of green space.

Jayne Rosen, resident, expressed concern about the increase in pedestrians and traffic this would add to the area. Ms. Rosen expressed concern about the difficulty in maintaining retail space.

William Birnes, resident, asked how this would be funded. Mr. Birnes expressed concern regarding the retail space.

Resident expressed concern regarding the retail space.

Barbara Zietchick, resident, expressed interest in the walking aspect of the plan. Ms. Zietchick commented about the need for additional emergency services due to the increase of pedestrians.

Larry Peseski, resident, commented about the several parcels already in negotiations along the corridor. Mr. Peseski commented that this information has to be disclosed to the sellers and buyers.

Helen Tai, resident, expressed interest in certain aspects of the plan, including the walkability and housing. Ms. Tai questioned if this project is viable without the number of housing units and commercial space. Ms. Tai expressed interest in housing for seniors.

Resident echoed Ms. Tai's comments. Resident expressed interest in the Township including requirements like green buildings.

Eleanor Miller, resident, expressed concern regarding the retail space. Ms. Miller expressed interest in housing for seniors and small necessity retail shops.

Resident asked the Board to look at why the residents live in Solebury, what the inspiration is for Solebury, and to focus on balance.

Frank Nassetta, resident, expressed concerns for the impact the Aquetong Creek would have on the project and possible builders. Mr. Nassetta commented about the existing 202 roadway issues.

IX. New Business

Zoning Hearing Board Application – Authorization for Solicitor to Attend - Janney Montgomery Scott LLC

Res. 2019-84 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to authorize the Township Solicitor to attend the Zoning hearings on behalf of the Township in opposition to the Janney Montgomery Scott LLC application for zoning relief.

Resolution for the Department of Community and Economic Development (DCED) Solar Energy Grant
Solebury Township is applying for a DCED Solar Energy Grant to install solar panels and related equipment on the Public Works and salt storage buildings. The application includes a resolution (copy of which is attached) which authorizes Solebury Township Manager, Dennis H. Carney to execute all documents and agreements between the Board of Supervisors of Solebury Township and the Commonwealth Financing Authority.

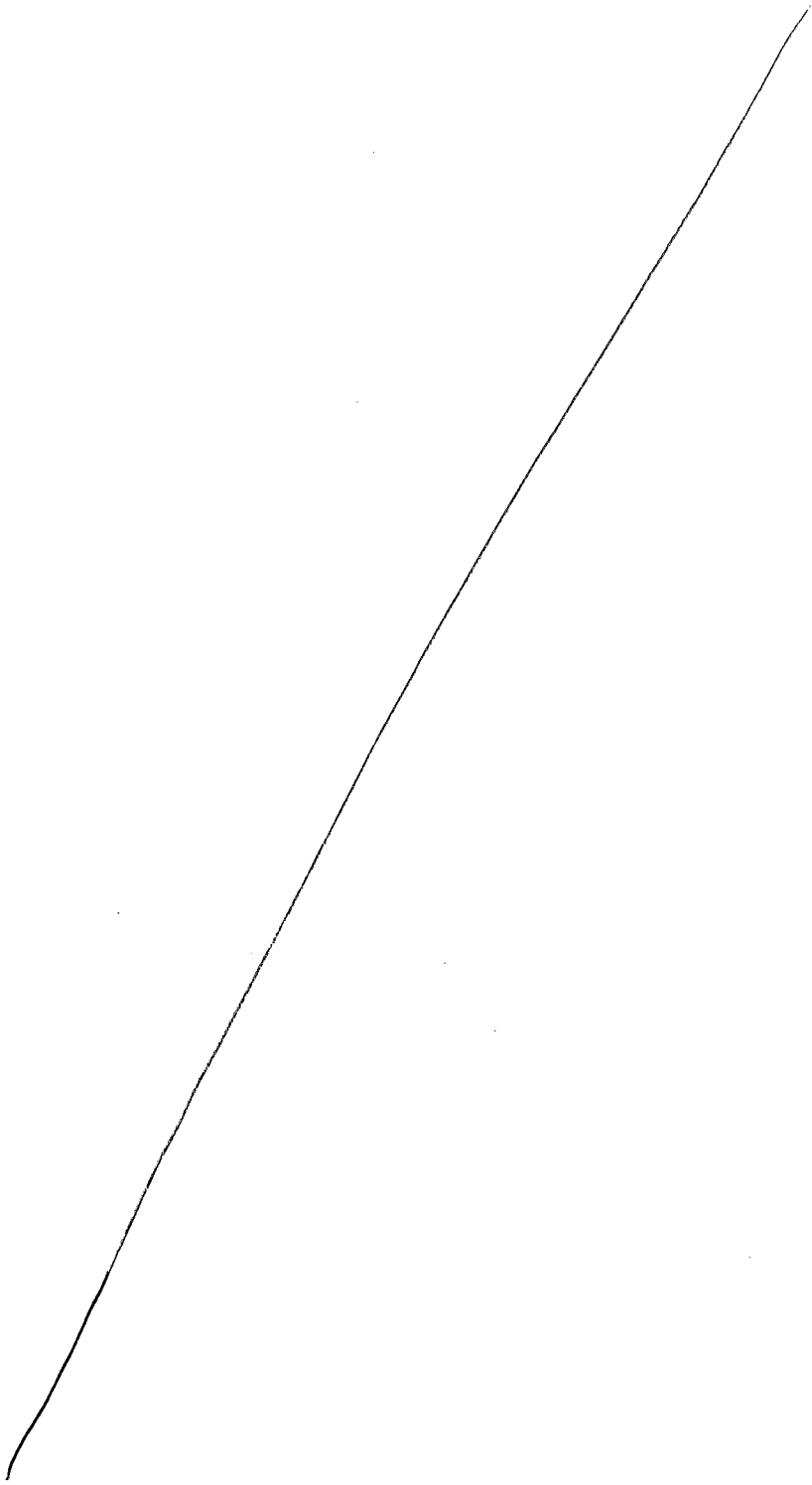
Res.2019-85 – Upon a motion by Mr. Morrissey, seconded by Mr. McEwan, it was unanimously agreed to approve the Resolution for the Department of Community and Economic Development Solar Energy Grant application.

X. Public Comment

XI. Adjournment

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,
Catherine Cataldi
Secretary



ORDINANCE NO. 2019-006

**AN ORDINANCE OF THE TOWNSHIP OF SOLEBURY,
BUCKS COUNTY, PENNSYLVANIA AMENDING THE
SOLEBURY TOWNSHIP CODE OF ORDINANCES
CHAPTER 15 SECTION 201 TO REDUCE THE SPEED
LIMIT ON A SECTION OF CARVERSVILLE ROAD**

WHEREAS, Section 1527 (53 P.S. Section 66527) of the Pennsylvania Second Class Township Code provides that the corporate powers of the Board of Supervisors of Solebury Township (the "Board of Supervisors") include the ability to secure the safety of persons or property within the Township;

WHEREAS, the Pennsylvania Vehicle Code provides that altering or establishing speed limits is presumed to be a reasonable exercise of police power by local authorities, 75 Pa.C.S.A. § 6109(a)(10);

WHEREAS, the Pennsylvania Department of Transportation's Traffic Studies Section surveyed Carversville Road (also known as State Route 1004) and issued Permit No. 61346 to the Township in connection with lowering the speed limit to 25 miles per hour on the section of Carversville Road between Cottageville Lane in Buckingham Township and McNeal Road/Brendon Knoll Road in Solebury Township;

WHEREAS, Section 1601 of the Second Class Township Code provides that the Board of Supervisors may adopt Ordinances in which general or specific powers of the Township may be exercised, and, by the enactment of subsequent Ordinances, the Board of Supervisors may amend, repeal, or revise existing Ordinances (53 P.S. § 66601);

WHEREAS, the proposed amendments have been advertised, considered, and reviewed in accordance with Pennsylvania law;

NOW THEREFORE, in consideration of the foregoing, be it **ENACTED** and **ORDAINED** by the Board of Supervisors of Solebury Township, Bucks County, Pennsylvania, that Chapter 15 of the Solebury Township Code of Ordinances is **AMENDED** as follows:

I. AMEND Section 15-201 as follows:

A. STRIKE the following references from **Section 15-201.1** under "Street," "Location," and "Maximum Speed Limit," respectively:

| | | |
|-------------------|--|--------|
| Carversville Road | Between Fleecy Dale Road/Aquetong Road and Brendon Knoll Road/McNeal Road | 25 mph |
| Carversville Road | From Brendon Knoll Road/McNeal Road west to the Buckingham Township line | 40 mph |

B. ADD the following language to Section 15-201.1 under "Street," "Location," and "Maximum Speed Limit," respectively:

Carversville Road Entire Length 25 mph

II. Partial Repealer

All other provisions of the Ordinances of Solebury Township, as amended, shall remain in full force and effect. All other Ordinances or provisions of the Ordinance inconsistent herewith or in conflict with any of the terms hereof are, to the extent of said inconsistencies or conflicts, hereby specifically repealed.

III. Severability

The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid, or unconstitutional by a court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Township Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional section, clause, sentence or part of a provision had not been included herein.

IV. Effective Date

All provisions of this Ordinance shall be in full force and effect five (5) days after the approval and adoption.

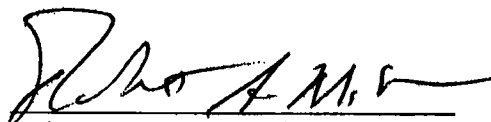
ORDAINED AND ENACTED this 18th day of June, 2019.

BOARD OF SUPERVISORS OF SOLEBURY
TOWNSHIP, BUCKS COUNTY,
PENNSYLVANIA

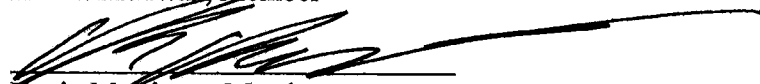






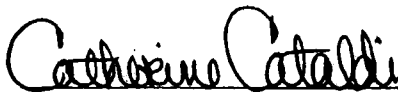


Robert McEwan, Member

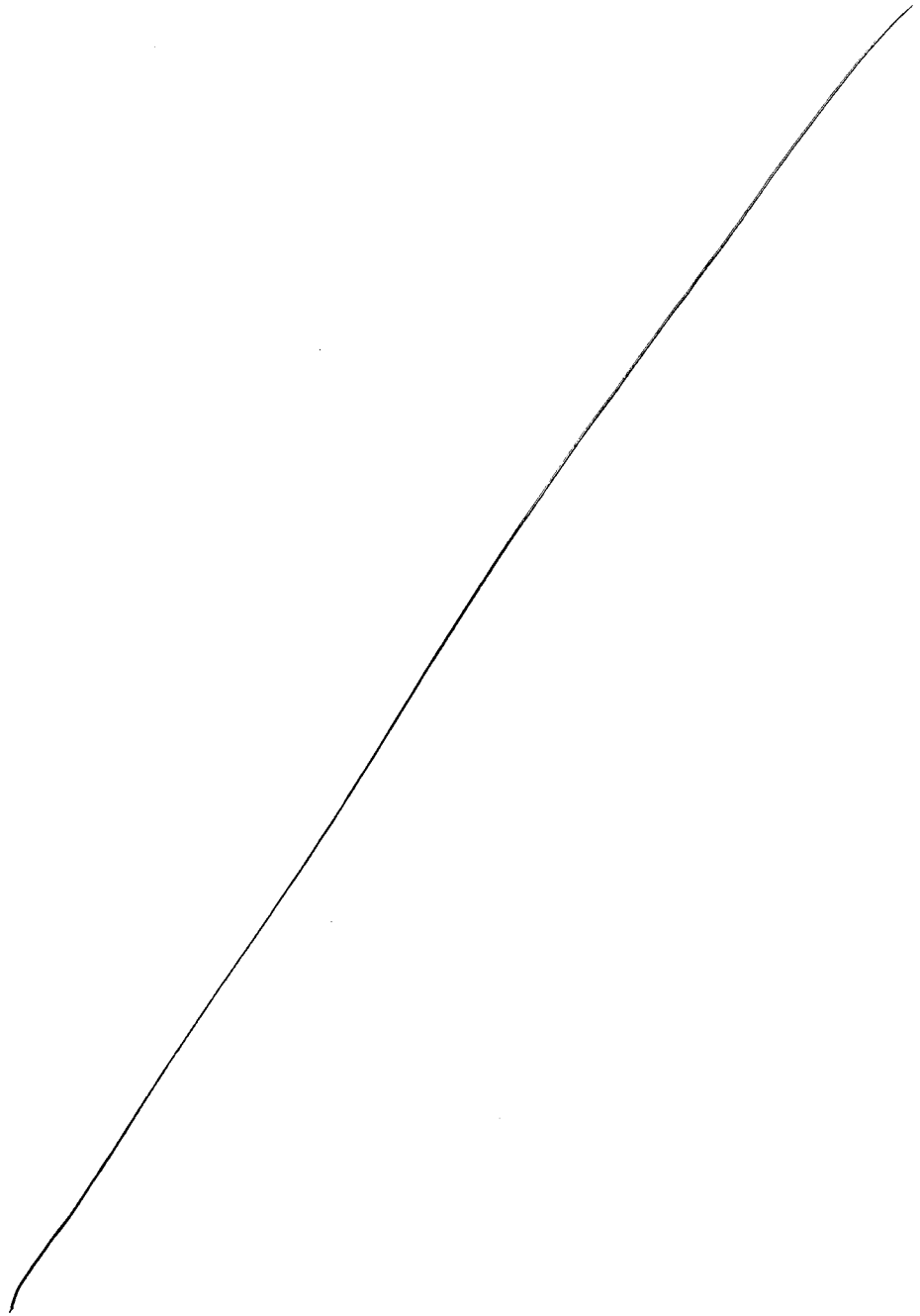


Kevin Morrissey, Member

Attest:



Catherine Cataldi, Township Secretary



LAND USE AND TRANSPORTATION PLAN FOR SOLEBURY SQUARE



COMMUNITY PRESENTATION
JUNE 18, 2019

Solebury
a natural choice

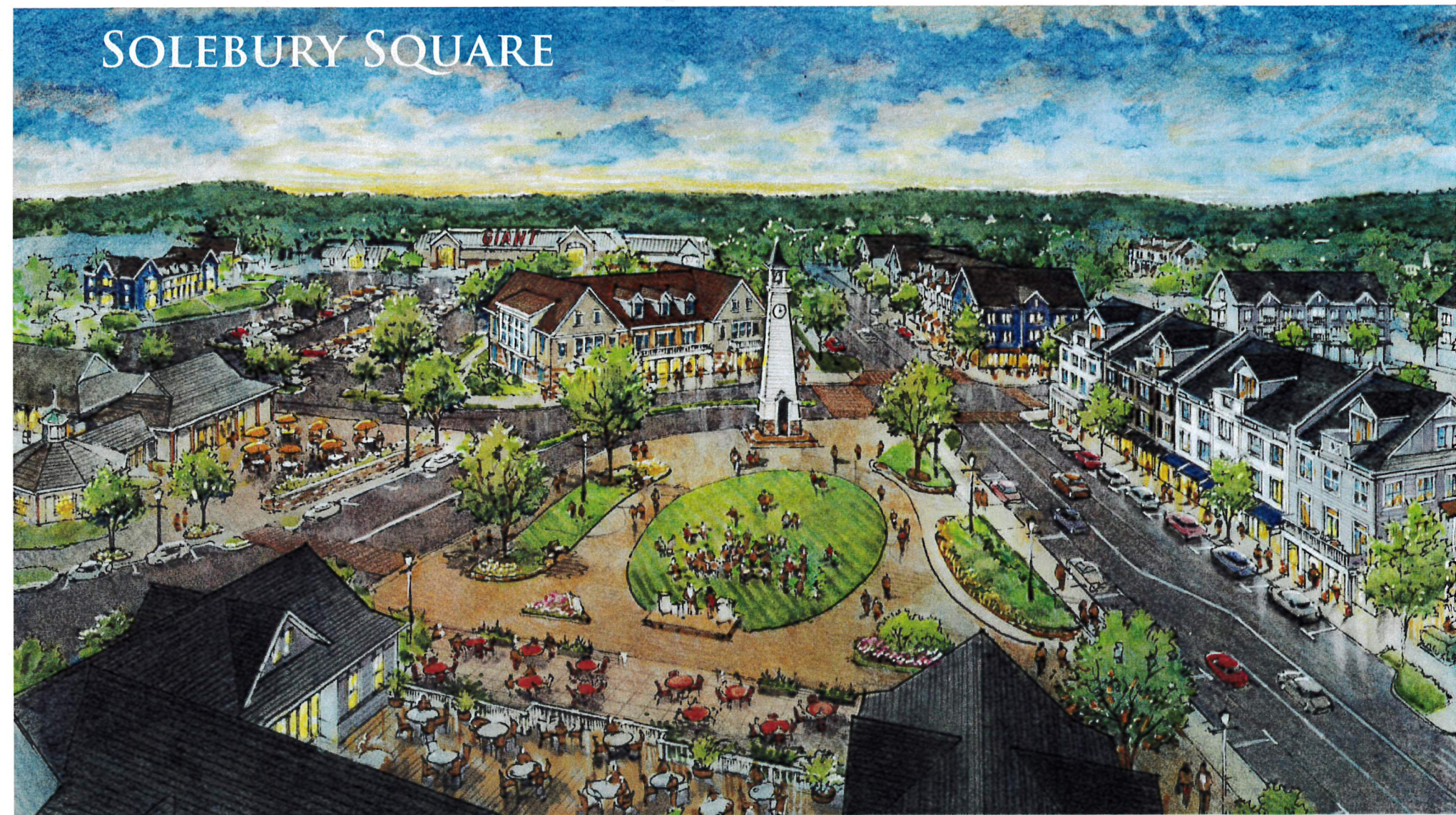
MCMMAHON
TRANSPORTATION ENGINEERS & PLANNERS

DERCK & EDSON EST. 1960
CAMPUSES DOWNTOWNS ATHLETICS





SOLEBURY SQUARE



PLANNING TEAM

Planning, Design & Zoning

- Mark Evans AICP PP AIA
- Steve Hackett RLA



Transportation Planning

- Mark Roth P.E.
- Aaron Real



SOLEBURY – HAMLETS, HISTORY AND RURAL LANDSCAPE

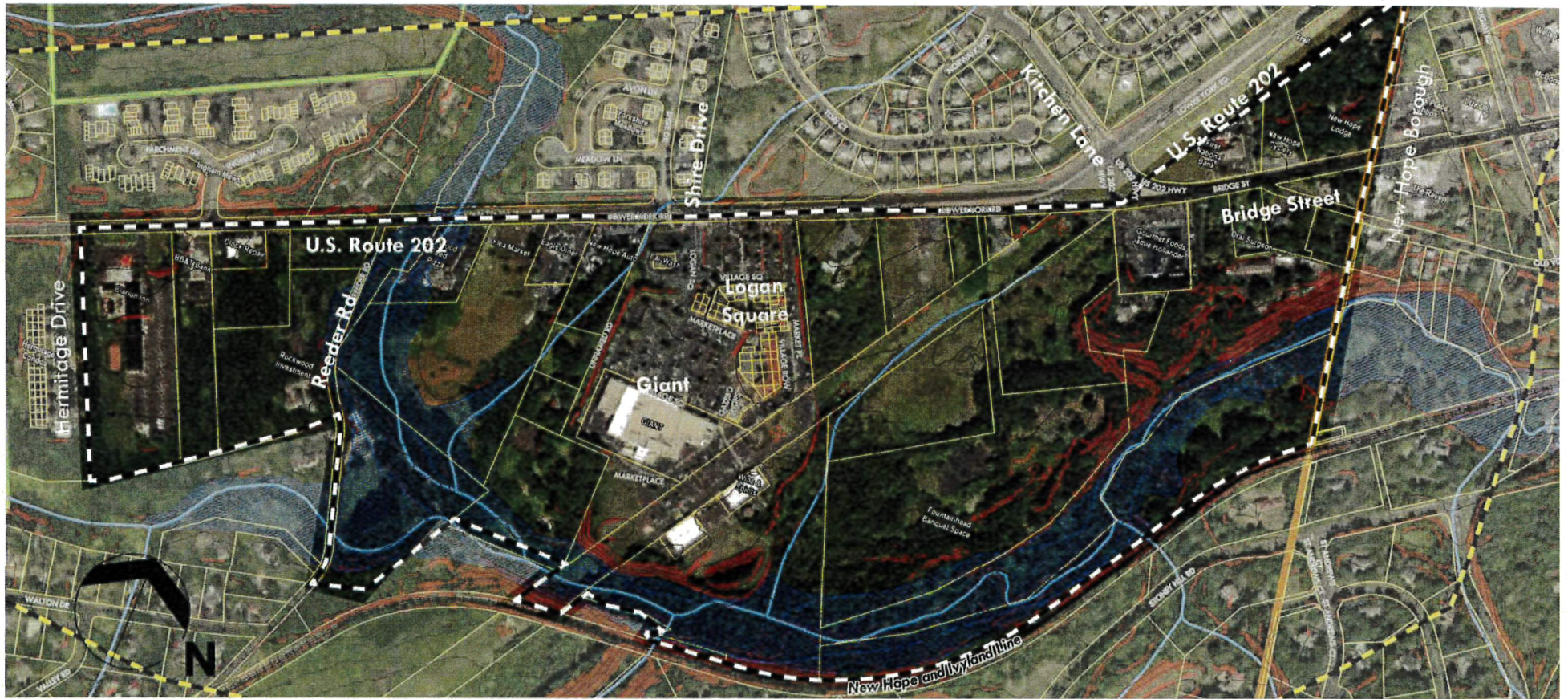


Solebury's Hamlets

- Solebury
- Carversville
- Lumberville



SOLEBURY SQUARE TRANSPORTATION & LAND USE STUDY



An aerial photograph of a town square, likely Solebury Square, showing historic buildings with gabled roofs and a central green space with a fountain. The scene is viewed from an elevated perspective, showing the layout of the streets and the surrounding urban environment.

VISION STATEMENT

Solebury Township seeks a transformation of the commercial district we call Solebury Square to become a more **dynamic walkable and mixed-use district** connected to nearby neighborhoods and businesses to better serve Township residents and visitors.

This plan builds upon the architectural and landscape character of Solebury's 18th and 19th century village hamlets while **embracing 21st century businesses, residential living choices and transportation modes.**

This transportation and land use plan is guided by the Comprehensive Plan and designed to **encourage property owners, business owners and community builders to invest in and realize this vision for the Solebury Crossroads.**

An aerial, painterly illustration of a village square. The square is a central green space with a clock tower in the middle. Surrounding the square are multi-story buildings with gabled roofs and windows. The sky is a mix of blue and white, suggesting a bright day. The overall style is detailed and artistic.

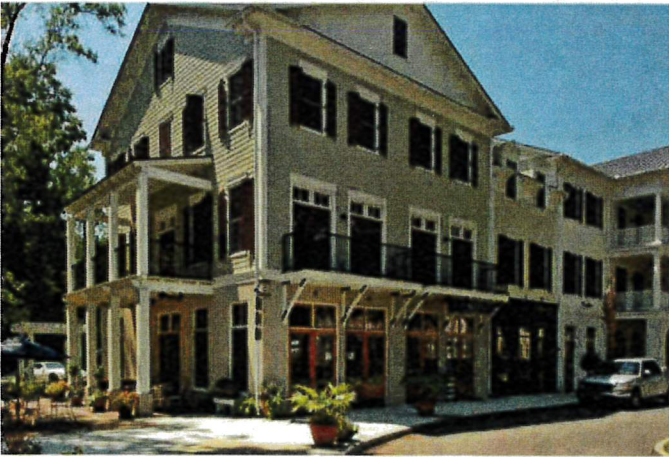
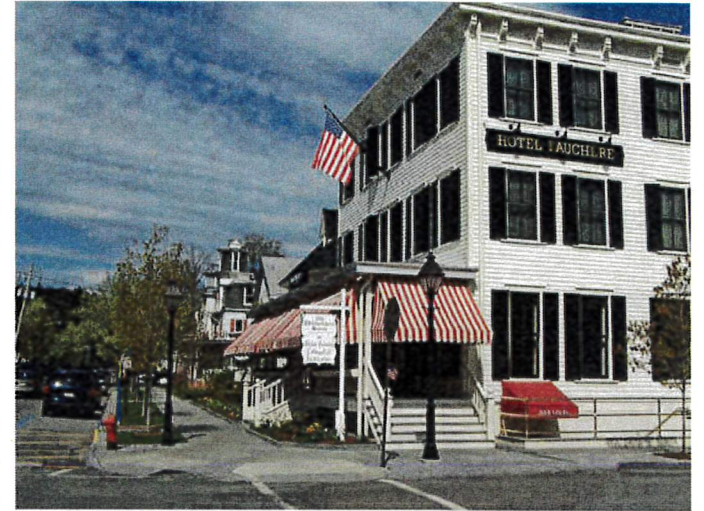
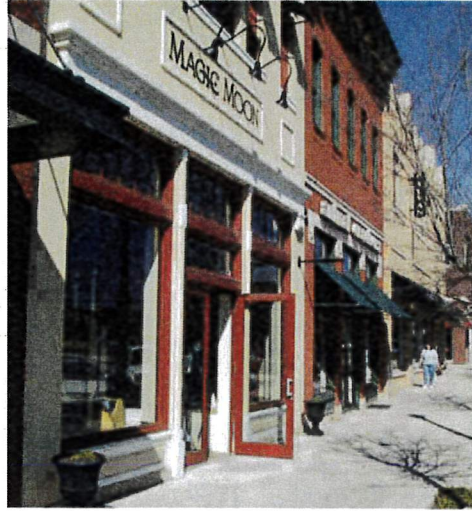
PROJECT GOALS

- Establish Solebury Square as the **destination of choice for cultural and retail experiences**
- Set the **framework for future streets** and development designed to reduce traffic congestion.
- Create a more **walkable village district** with enhanced safety for all ages.
- Promote the development of **experiential retail destinations** such as farm-to-table eateries/ fresh grocer, Community Supported Agriculture (CSA), and craft breweries and restaurants.
- Provide opportunities for **mixed use development**, commercial office, professional, service, retail, dining and **residential uses** including senior apartments, condominiums, multifamily apartments and townhouses.
- Promote connectivity to **civic spaces, natural areas, parks and preserved landscapes.**
- Create **trail and bike connections** from nearby residential neighborhoods to this district.

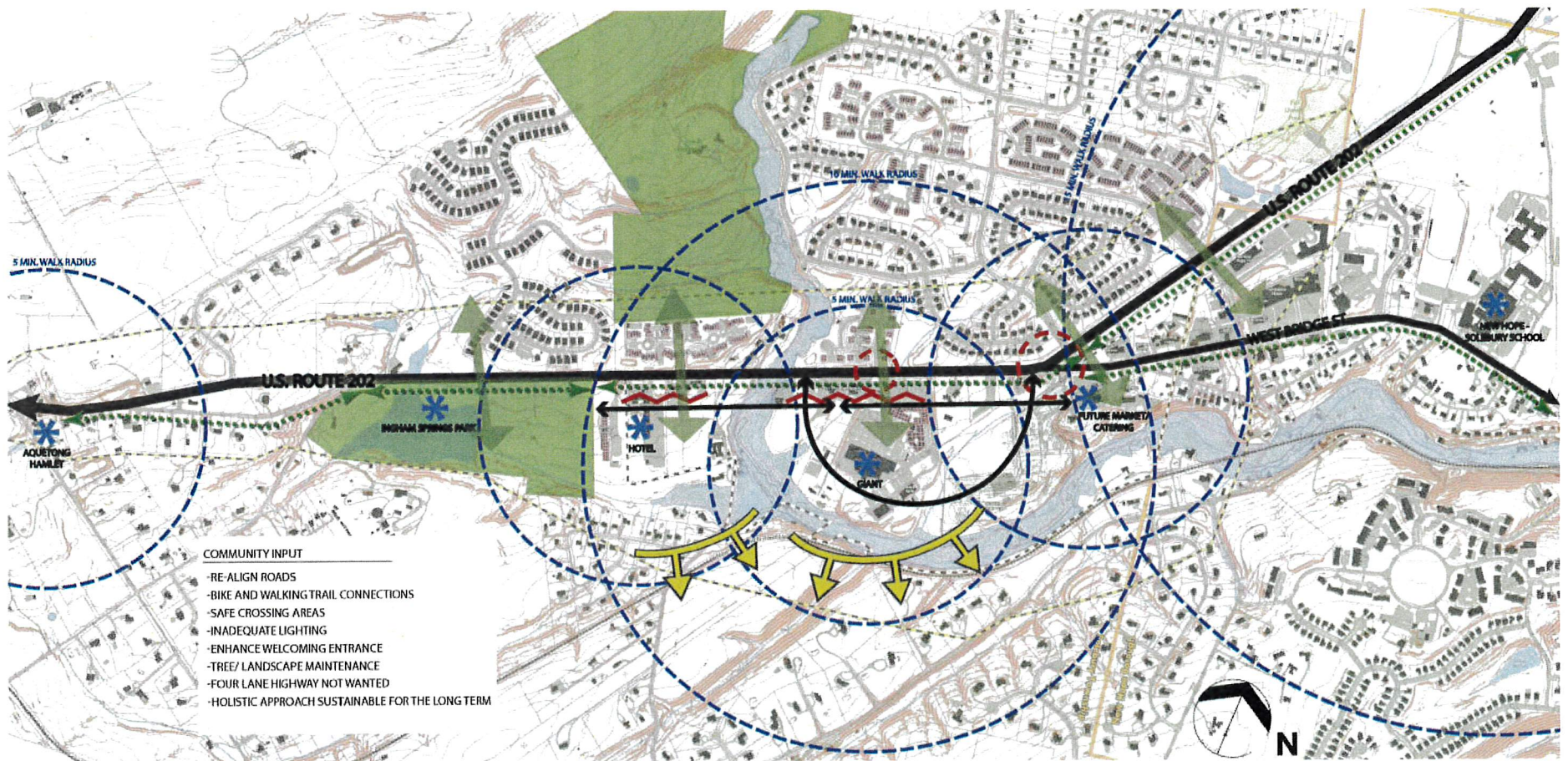
CIVIC SPACES THAT BRING TOGETHER PEOPLE & GREEN LANDSCAPES



ARCHITECTURE THAT REFLECTS THE CHARACTER OF SOLEBURY



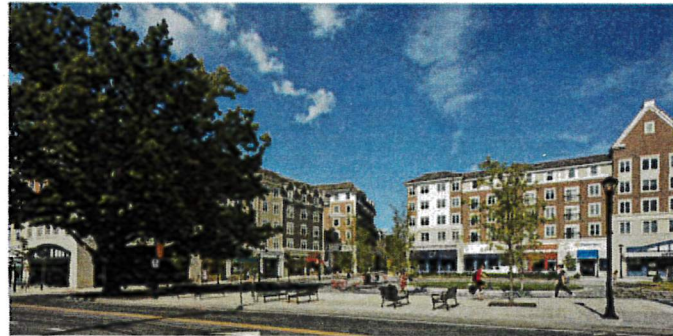
OPPORTUNITIES & CONSTRAINTS



CASE STUDIES



Sycamore Street, Newtown PA



Storrs Center, Mansfield CT



Mashpee Commons, Mashpee MA

BEST PRACTICES

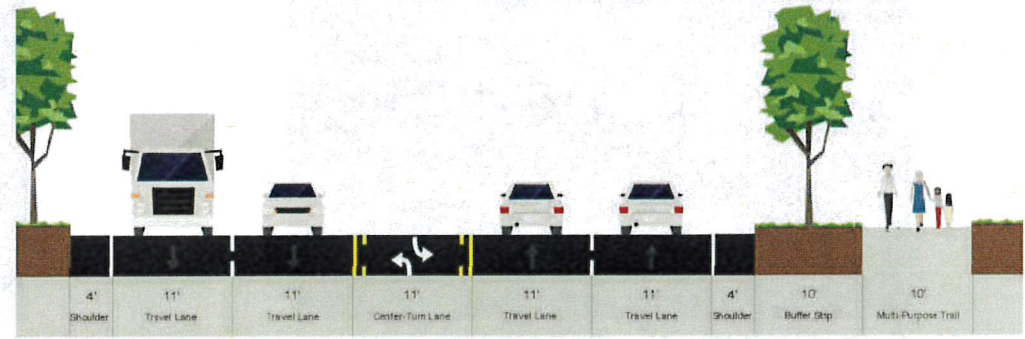
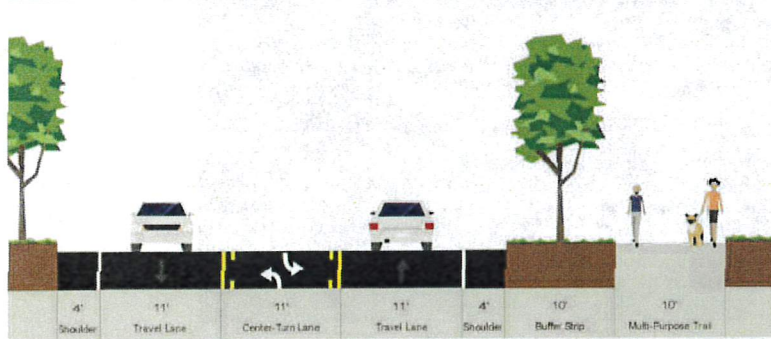


Complete Streets – Pedestrians,
Bicycles, Cars & Transit



Sustainable Streetscape Design –
Stormwater, Landscapes, Green Practices

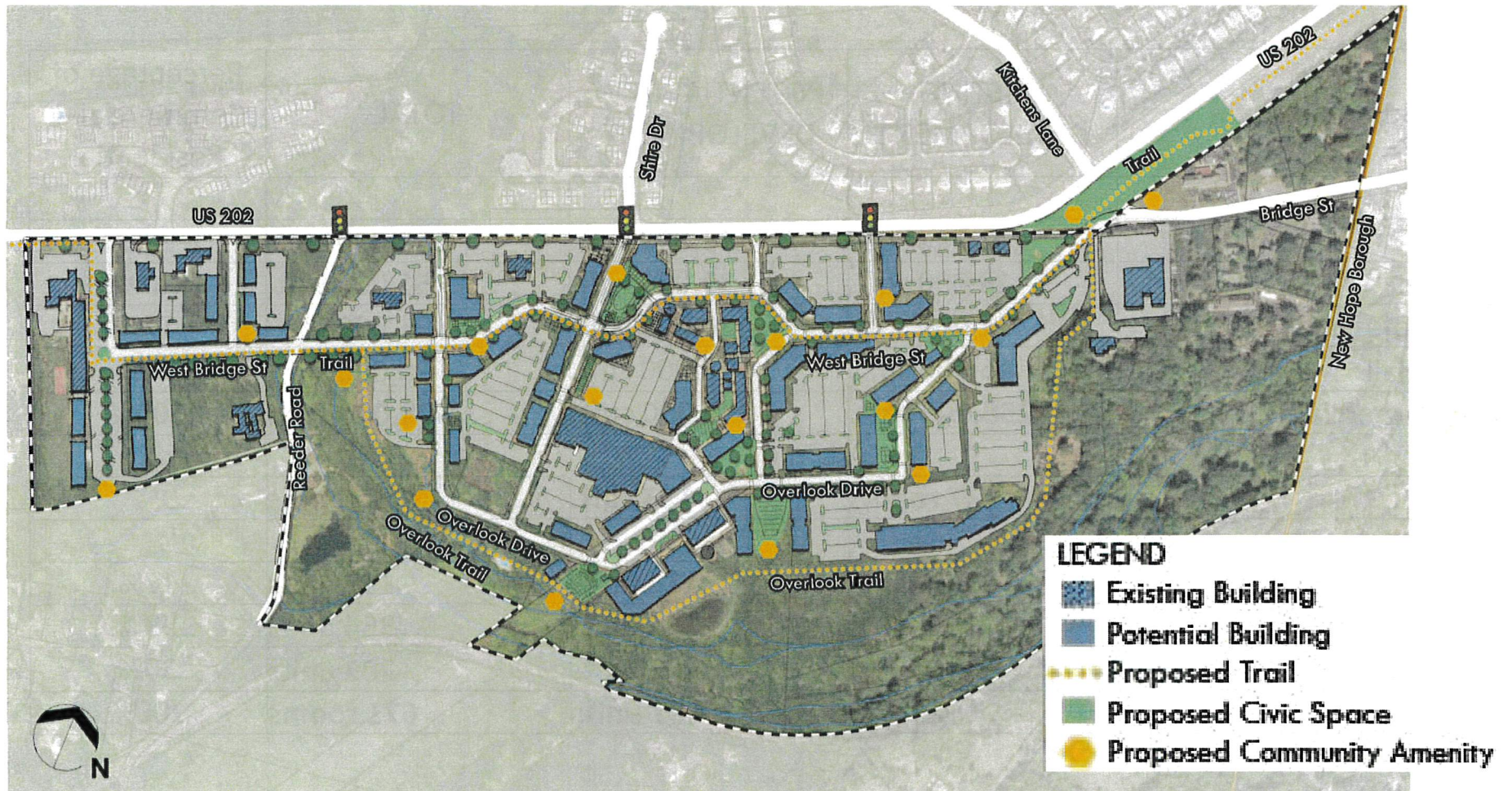
TRANSPORTATION PLAN



Typical 3 Lane Section

Typical 5 Lane Section

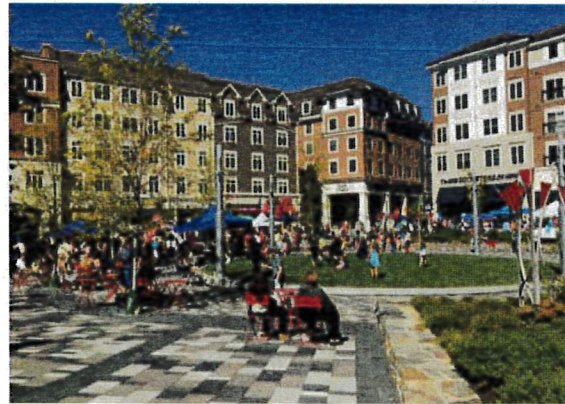
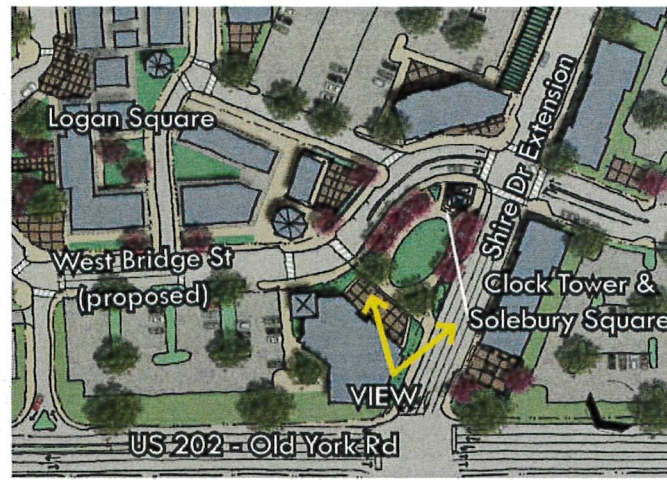
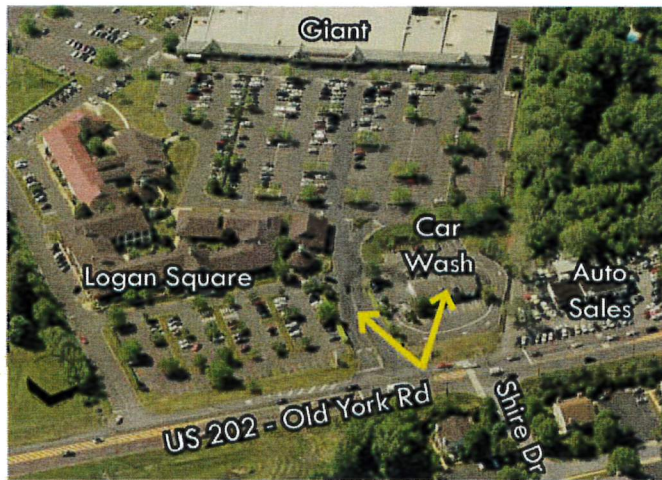
COMMERCIAL DISTRICT FRAMEWORK PLAN



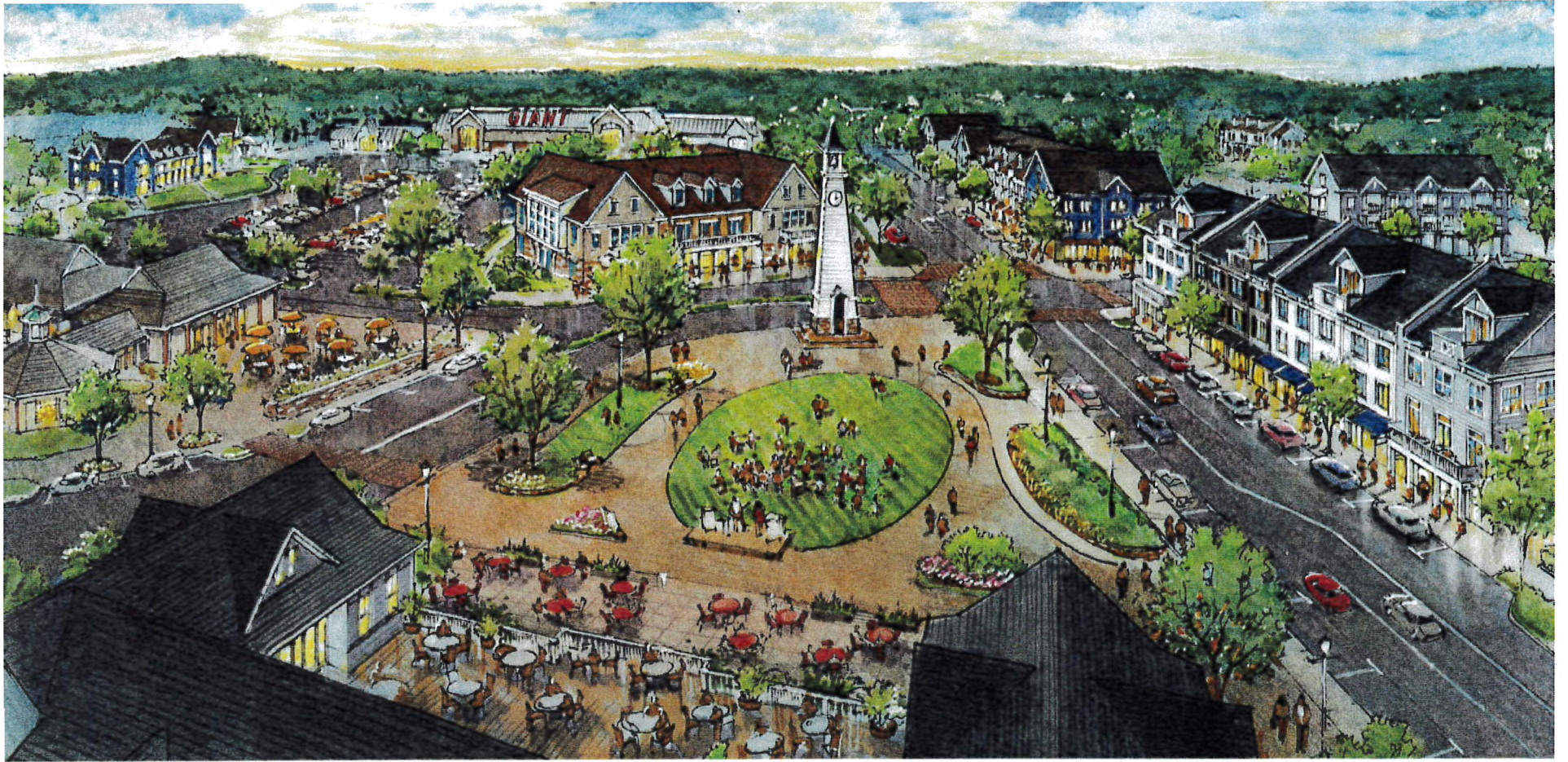
COMMERCIAL DISTRICT – POTENTIAL DEVELOPMENT

| Program Summary | EXISTING DEVELOPMENT | POTENTIAL NEW DEVELOPMENT | TOTAL | Percentage of Commercial & Residential |
|--------------------------|----------------------|---------------------------|----------------------|--|
| Retail | 213,000 sqft. | 145,000 sqft. | 358,000 sqft. | 68% |
| Restaurant | 18,000 sqft. | 33,000 sqft. | 51,000 sqft. | 10% |
| Office/ Professional | 11,000 sqft. | 80,000 sqft. | 91,000 sqft. | 17% |
| Banquet Hall | 16,000 sqft. | 12,000 sqft. | 28,000 sqft. | 5% |
| Total Commercial | 258,000 sqft. | 270,000 sqft. | 528,000 sqft. | 100% |
| Hotel | 137 rooms | 123 sqft. | 260 rooms | |
| Proposed Townhomes | 4 units | 111 units | 115 units | 17% |
| Proposed Apartments | 0 units | 354 units | 354 units | 53% |
| Proposed Senior | 0 units | 202 units | 202 units | 30% |
| Total Residential | 4 units | 667 units | 671 rooms | 100% |

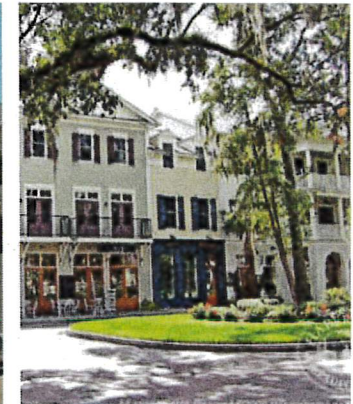
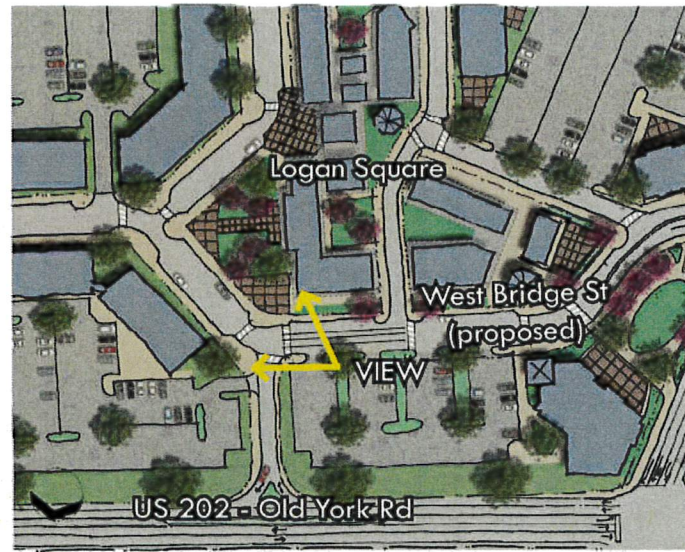
SOLEBURY GREEN



SOLEBURY GREEN



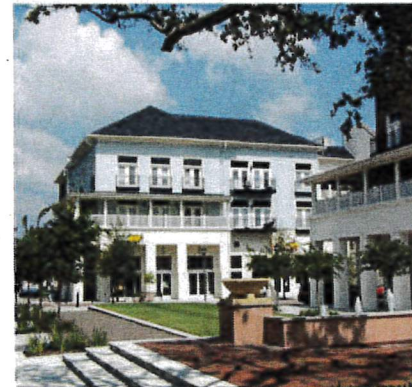
LOGAN SQUARE



LOGAN SQUARE



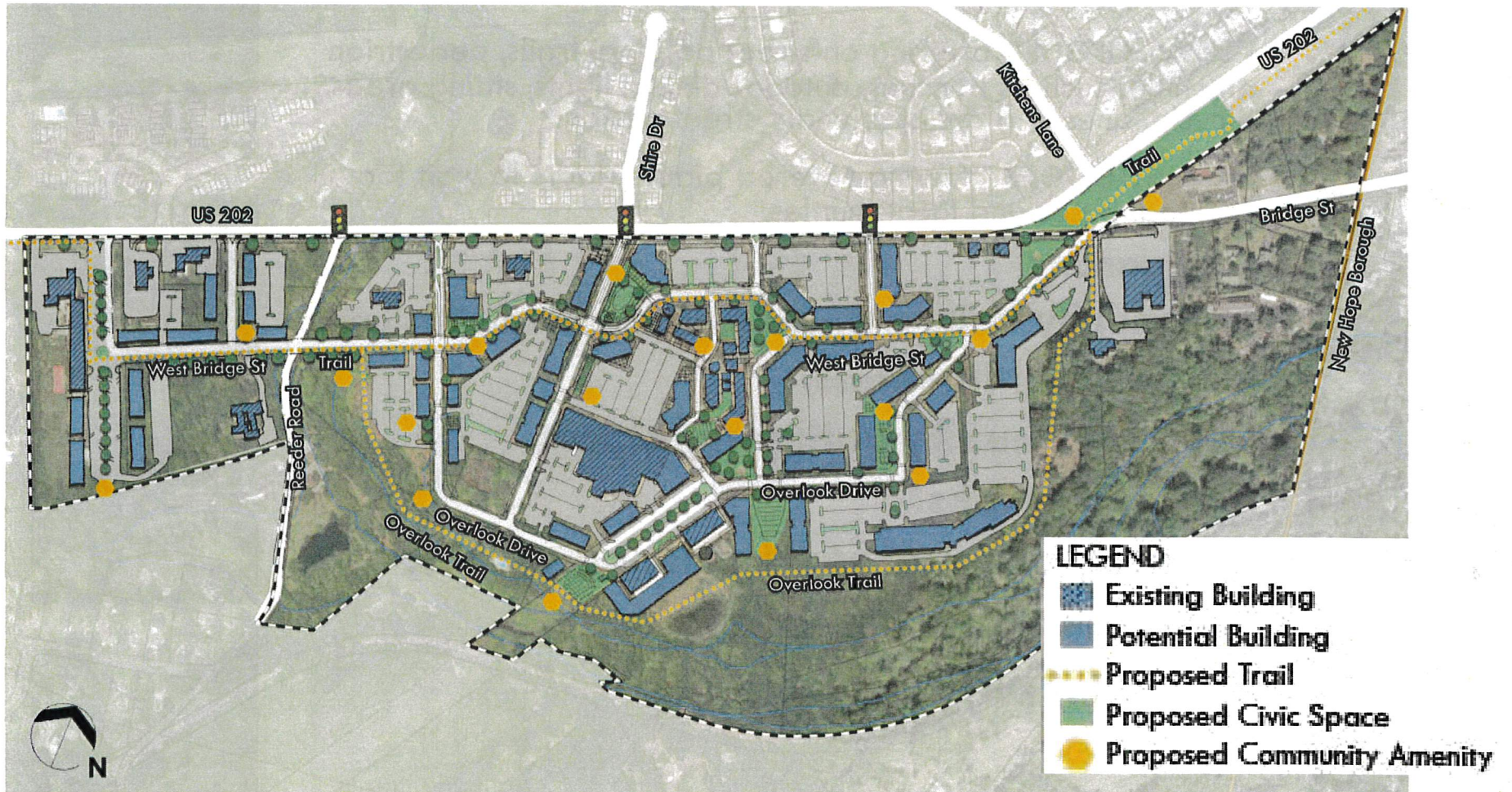
MARKET SQUARE



MARKET SQUARE



COMMERCIAL DISTRICT FRAMEWORK PLAN



COMMUNITY AMENITIES



- **New streets** offering on-street parking, trails, pedestrian amenities such as benches, outdoor dining, lights, sitting areas, bicycle lanes and cyclist-friendly street design.
- **Bus shelters** offering covered places riders to wait for regional buses and local shuttles.
- **Dog parks.**
- **Community trails** and trail head parks and parking areas.
- Outdoor **amphitheaters.**
- Plaza/ **community gathering places.**
- **Overlook parks.**
- **Cultural/ art/ museum/ meeting spaces.**
- Indoor/ outdoor **market area.**
- Sitting areas/ **play areas**/ tot lots.

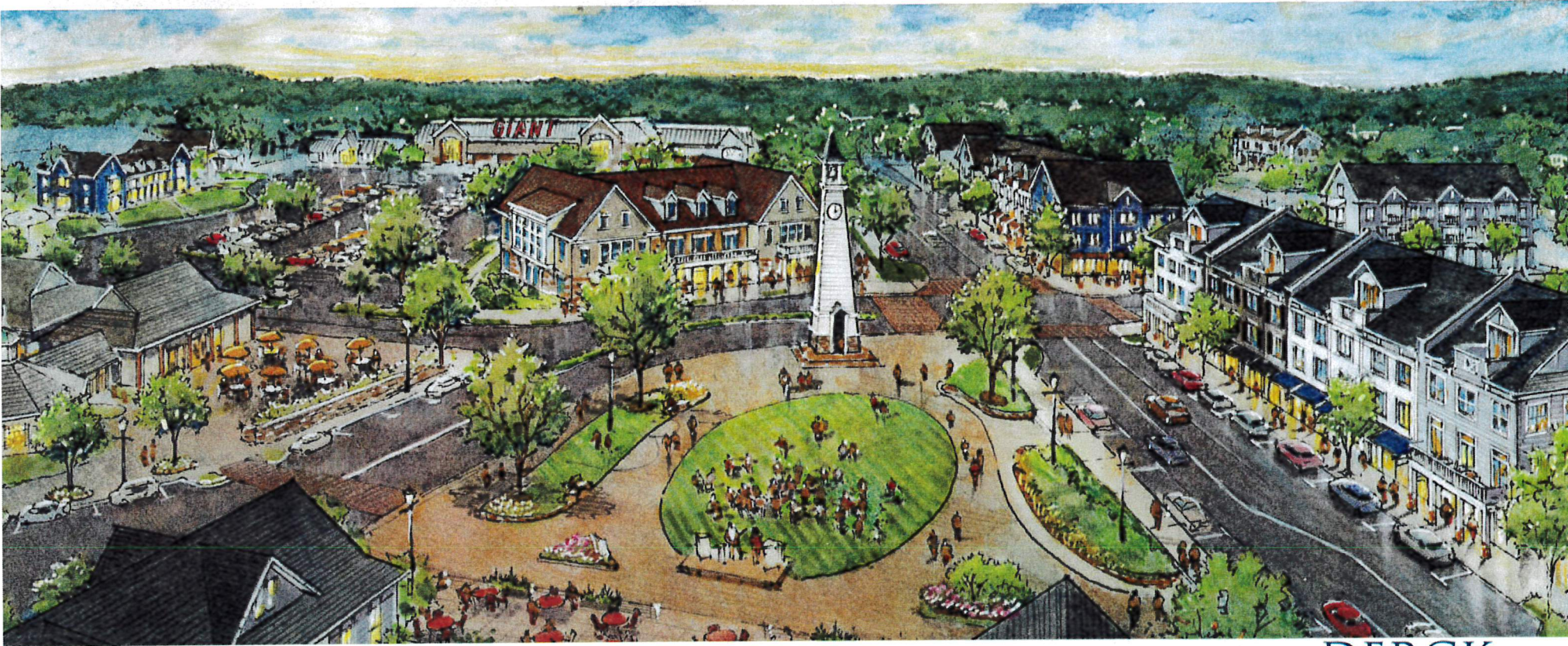


IMPLEMENTATION

- **Engage Residents, Property Owners, and Municipal Leaders**
- **Adopt an Official Map**
- **Modify the Development Standards for the Traditional Neighborhood Commercial District:**
 - **Building Height**
 - **Permitted Uses**
 - **Civic Space/ Community Amenity Area**
 - **Building Setbacks**
 - **Parking Standards**
 - **Prepare Civic Space and Building Form Standards**
- **Transportation Plan Refinement**



LAND USE AND TRANSPORTATION PLAN FOR SOLEBURY SQUARE



COMMUNITY PRESENTATION
JUNE 18, 2019



SOLEBURY TOWNSHIP BOARD OF SUPERVISORS

RESOLUTION 2019-85

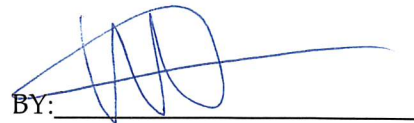
BE IT RESOLVED, that the Board of Supervisors of Solebury Township, Bucks County, hereby request a DCED Solar Energy Grant of \$600,000 from the Commonwealth Financing Authority to be used for the Solebury Solar Energy Project in Solebury Township.

BE IT FURTHER RESOLVED, that the Applicant does hereby designate Dennis H. Carney, Township Manager as the official to execute all documents and agreements between the Board of Supervisors of Solebury Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.


I, Catherine Cataldi, duly qualified secretary of Solebury Township, Bucks County Pennsylvania, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Supervisors at a regular meeting held the 18th day of June 2019 and said resolution has been recorded in the Minutes of the Board of Supervisors and remains in effect as of this date.

IN WITNESS THEREOF, I affix by hand and attach the seal of the Township of Solebury this 18th day of June 2019.

BOARD OF SUPERVISORS OF
SOLEBURY TOWNSHIP

BY: 

Mark Baum Baicker, Chair

Attest: 

Catherine Cataldi, Secretary

