

**SOLEBURY TOWNSHIP LAND PRESERVATION COMMITTEE
MINUTES OF MEETING, November 16, 2023**

Present: Edric Mason, Elaine Crooks, Phil Johnson, Sally Drayer, Chris Howard, Kurt Leasure, Joe Tartaglia

Also Present: Jean Weiss LPC Administrator, Kevin Morrissey, Supervisor Liaison, Terry Clemons, LPC Solicitor

Absent: Michael Miernicki

The Meeting was called to order by Elaine Crooks at 6:00 pm

Minutes:

Upon a Motion made by Phil Johnson, seconded by Edric Mason the Solebury Township Land Preservation Committee approved the October 19, 2023 meeting minutes with a minor revision.

Public Relations/Sub-Committee

Sally Drayer referencing the Land Preservation Celebration on October 8, 2023, commented about the article in the Solebury Messenger about the event and highlighting the host Jim Coan. Sally recommended a letter of appreciation be sent to Jim from the LPC Committee.

Elaine Crooks asked if agenda item New Business can be added to the next meeting agenda.

Muller Property a.k.a. Fell Easement (2285 Aquetong Rd, TMP #41-022-173)

The Land Preservation Committee discussed the request to revise the conservation easement to move the approved residential location (ARL) on the Muller property.

The committee discussed a reduction in the approved ARL from 2-acres to 1.5-acres, reduction of the 6% allowable impervious for the lot to 5,000 s.f. outside the ARL for agricultural structures, revised and restated easement with the currently used "PALTA" easement language, the proposed reconfiguration of the ARL and expenses for the process to be covered by the property owner.

The Land Preservation Committee agreed to wait for a formal recommendation from the Land Trust of Bucks County "Easement Holder" before making a recommendation to the Board of Supervisors.

Upon a Motion made by Edric Mason, seconded by Chris Howard to collaborate with the Land Trust of Bucks County and provide our thoughts with regards to modifying the current conservation easement with the following provisions, 1. The impervious coverage for the property gets reduced from 6% of the lot to 5,000 s.f. in the “standard protection area” for agricultural structures 2. To reduce the approved residential location “minimal protection area” from 2-acres to 1.5-acres 3. Add specific and clarifying language in the conservation easement to enhance conservation values for the future, we will accept the proposed revisions as shown on the November 6, 2023 plan prepared by Gilmore & Associates, Inc.

Public Comment

None

Confidential Property Reviews:

The LPC Committee members provided updates on properties in process and outreach properties currently being worked on.

New Business:

Adjournment:

Upon a motion by Kurt Leasure, seconded by Sally Drayer, the meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Jean Weiss
Land Preservation Administrator