

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS

March 6, 2018 – 7:00 P.M.

Solebury Township Hall

MINUTES

Attendance: Helen Tai, Chair, Mark Baum Baicker, Vice-Chair, Kevin Morrissey, Noel Barrett, Robert McEwan, Dennis H. Carney, Township Manager, and Catherine Cataldi, Secretary. Jordan Yeager, Solicitor was also in attendance

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 – March 1, 2018

Res. 2018-40 – Upon a motion by Mr. Baum Baicker, seconded by Mr. McEwan, the list of Bills Payable dated March 1, 2018 was unanimously approved as prepared and posted.

III. Approval of Minutes – February 20, 2018

Res. 2018-41 – Upon a motion by Mr. Morrissey, seconded by Mr. Baum Baicker, the Minutes of the February 20, 2018 meeting were unanimously approved.

IV. Announcements/Resignations/Appointments

• Executive Session

The Board announced an executive session held on March 6, 2018, prior to the meeting, dealing with Zoning Hearing Board Application Mandy and the Land Use Appeal filed by Chestnut Properties.

V. Supervisors Comment

- Ms. Tai thanked the Solebury Township Road Crew and Police for their work with the trees and power outages. The Township must rely on PECO for the power outages and will continue to work with them on the issue.
- Ms. Tai announced that New Hope Eagle Fire Company would be a warming/charging station to the residents on March 7, 2018 between 8:00 am and 9:00 pm.

VI. Public Comment

- Paul Cosdon, resident, made a comment regarding the ordinance requirements for signs that do not require a permit. Temporary signs of tradespeople may be erected and maintained during the period such persons are performing work on the premises on which the signs are erected. The signs shall be removed immediately upon completion of the work.

VII. Public Hearing – No public hearing took place

VIII. Old Business

Adopt – Omnibus Phase II Ordinance

The proposed Ordinance amends the Solebury Township Zoning Ordinance to provide for Pet Cemetery, Dog Day Care, Veterinary Office, Individual Backyard Composting Facilities and Detention Facilities, to add special provisions, to correct certain missing zoning districts, the table of uses and summary and bulk regulation tables, and to update the subdivision and land development ordinance traffic signalization requirements.

Residents expressed their concerns regarding the ordinance being ill-defined. Residents inquired if the ordinance is necessary.

Res. 2018-42 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Barrett, it was unanimously agreed to adopt the Omnibus Phase II Ordinance to provide for Pet Cemetery, Dog Day Care, Veterinary Office, Individual Backyard Composting Facilities and Detention Facilities, to add special provisions, to correct certain missing zoning districts, the table of uses and summary and bulk regulation tables, and to update the subdivision and land development ordinance traffic signalization requirements.

New Hope Crushed Stone Update

Ms. Tai stated the following

“In order to ensure adequate progress is being made on quarry reclamation and that operations are in compliance, the Township continues to participate in regular meetings with the Department of Environmental Protection (DEP), along with community partners, Solebury School, and Primrose Creek Watershed Association. At our last meeting on February 27, 2018, representatives from the DEP informed us that they had some concerns from the Quarry’s last quarterly report. This report indicated a reduction in the number of employees, the resignation of a supervisor, as well as the ending of equipment leases, which caused the DEP to be concerned that the reclamation timeline would not be met. DEP has since met with New Hope Crushed Stone and exchanged correspondence to try to resolve this issue. DEP has informed the Quarry that they must provide a plan to meet the reclamation requirements and timeline. Additionally, New Hope Crushed Stone requested permission to increase pumping of water above the 500,000 GPD limit because the water has reached 2 benches below where they are working. DEP has requested additional information prior to making a decision on this matter. The water level is currently at -35 MSL, a rise of approximately 45 feet from a year ago.

Creek restoration is progressing.

The Quarry also pumped over the 500,000 GPD limit in December and is pumping less now to compensate.

Some sinkhole investigations are ongoing. Some were identified as depressions. Some are proximate to natural gas pipelines and thus require cooperation and assistance from the pipeline companies in order for the investigation to be completed.”

IX. New Business

Zoning Hearing Board – Chestnut Properties Group

At the conclusion of the hearing on December 13, 2017, the Solebury Township Zoning Hearing Board denied the application of Chestnut Properties Group, Inc. for variances from the requirements of Sections 27-2208.4 A and C, and Section 27-2512.1.C.607 to permit the removal of an existing structure and the construction of a single family dwelling at the property located 3036 River Road, New Hope, Solebury Township, Bucks County. The applicant, Chestnut Properties Group, Inc., filed a Land Use Appeal in the Court of Common Pleas of Bucks County on February 15, 2018.

Res. 2018-43 – Upon a motion by Mr. Baum Baicker, seconded by Mr. McEwan, it was unanimously agreed to authorize the Township Solicitor to file the necessary paperwork and represent the Township at the Land Use Appeal filed by Chestnut Properties Group, Inc.

Zoning Hearing Board – Mandy Residence (6277 Greenhill Road)

The applicant is proposing to construct an addition with living space and a bathroom. The non-conformity was not clear from the application.

Res. 2018-44 – Upon a motion by Mr. Baum Baicker, seconded by Mr. McEwan, it was unanimously agreed to authorize the Township Solicitor to attend the Zoning Hearing Board meeting

X. Presentations

Wawa

This presentation was an opportunity for the applicant to share their plans (copies of which are attached) and obtain feedback. No decision was requested.

John VanLuvanee, the developer's attorney opened the presentation with a general introduction. Adam Benofsky of Bohler Engineering followed Mr. VanLuvanee with a presentation of the overall site plan including the parking and the extension of the existing trail. Traffic Plan and Design Consultant, Matt Hammond discussed the traffic flow and explained the methodology used for the traffic study. The goal is to not make the traffic any worse than it is now. Mr. Hammond stated the traffic study would be submitted to Solebury Township and New Hope Borough for review shortly.

Residents expressed their concerns for the increase in traffic and questioned if the traffic study factored traffic problems such as regular use of the Fire House as an event space and the traffic created by Cornerstone Health Club.

The Board and residents expressed concerns regarding the safety of school children and others accessing the Wawa on foot. They also expressed concern for the safety of residents due to the possible impact the traffic will have on the emergency crews from New Hope Eagle Volunteer Fire Company.

XI. Adjournment

Res. 2018-45 –The meeting was adjourned at 9:55 p.m.

Respectfully submitted,
Catherine Cataldi
Secretary

ORDINANCE NO. 2018-004

**AN ORDINANCE OF THE TOWNSHIP OF SOLEBURY,
BUCKS COUNTY, PENNSYLVANIA, AMENDING THE
SOLEBURY TOWNSHIP ZONING ORDINANCE TO
PROVIDE FOR PET CEMETERY, DOG DAYCARE,
VETERINARY OFFICE, INDIVIDUAL BACKYARD
COMPOSTING FACILITIES AND DETENTION
FACILITIES, TO ADD SPECIAL PROVISIONS, TO
CORRECT CERTAIN MISSING ZONING DISTRICTS,
THE TABLE OF USES AND SUMMARY AND BULK
REGULATION TABLES, AND TO UPDATE THE
SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE TRAFFIC SIGNALIZATION
REQUIREMENTS**

WHEREAS, Section 1516 (53 P.S. Section 66516) 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 plan for the development of the Township through Zoning, Subdivision, and Land Development Regulations under the Act of July 13, 1968 (P.L. 805, No. 247), known as the "Pennsylvania Municipalities Planning Code";

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. Section 66601);

WHEREAS, the proposed amendments to Chapter 27, Zoning, and Chapter 22, Subdivision and Land Development of the Solebury Code have been advertised, considered, and reviewed in accordance with Municipalities Planning Code Section 609 (53 P.S. Section 10609);

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

I. In Chapter 27, Part 2 at Section 27-202,

A. ADD the following definitions:

DOG DAYCARE – a facility that, for compensation, takes in and cares for 5 or fewer dogs owned by others on an hourly, daily, weekly, or monthly basis.

VETERINARY OFFICE – A medical facility that specializes in the care of domestic (companion) animals, such as dogs and cats.

FARM ANIMAL VETERINARY CARE FACILITY – A medical facility that specializes in the care of farm animals and livestock, such as horses, cows, and sheep. This term shall include any boarding facilities for such animals, including kennels, that serve only the veterinary office use.

- II. In Chapter 27, Part 2, **Section 27-202**, **AMEND** the definition of “**Farm building**” to **ADD** the following sentence to the end of the definition:

The term “farm building” shall also not include farm animal veterinary care facilities or dog daycares.

- III. In Chapter 27, Part 4, **Section 27-402.1.C.**, **ADD** the following conditional use in the Residential/Agricultural (RA) District:

- (14) Dog daycare
- (15) Farm animal veterinary care facility
- (16) Veterinary Office

- IV. In Chapter 27, Part 6, **Section 27-602.1.C.**, **ADD** the following conditional uses in the Residential/Agricultural (RB) District:

- (16) Dog daycare
- (17) Farm animal veterinary care facility
- (18) Veterinary Office

- V. In Chapter 27, Part 26, **Section 27-2602.1**, **ADD** the following special provisions for principal permitted uses:

MM: Dog daycare. This use is subject to the following conditions:

- 1. All such facilities shall be shall be operated in accordance with all applicable state and federal laws and regulations, including laws on licensing, facility, and standards of care for animals, and boarding facility/kennel standards.
- 2. The total number of dogs at any one time shall not exceed three (3) dogs per acre.
- 3. All runways or other areas where dogs are kept or exercised outdoors shall be totally screened by opaque fencing or plantings.

4. All such facilities shall comply with all applicable dimensional requirements of the district.
5. All dogs must be housed inside from the hours of 10:00 p.m. to 7:00 a.m.

OO. Farm animal veterinary care facility. This use is subject to the following conditions:

1. All such facilities shall be shall be operated in accordance with all applicable state and federal laws and regulations, including laws on licensing, facility, and standards of care for animals, and boarding facility/kennel standards.

VI. In Chapter 27, Part 26, **Section 27-2602.1.H.**, **ADD** the following regarding use standards for "kennels":

7. All dogs must be housed inside from the hours of 10:00 p.m. to 7:00 a.m.
8. A kennel shall be operated in accordance with all applicable state and federal laws and regulations, including laws on licensing, facility, and standards of care for animals.

VII. In Chapter 27, Part 2, **Section 27-202**, **ADD** the following definition:

CEMETERY: A burial place, graveyard, and memorial grounds for deceased humans including a mausoleum, crematory, columbarium or chapel, and pet cemeteries when operated in conjunction with a cemetery and located on such land as used for the cemetery, but excluding a funeral home and a private cemetery as defined in 9 Pa.C.S. § 101.

VIII. In Chapter 27, Part 26, **STRIKE Section 27-2602.1.GG.**, and **REPLACE** it with the following special provision:

GG. Cemetery. No burial plots, structures or parking area within the 100 year floodplain. All cemeteries must comply with Chapter 8, Floodplains and Chapter 27, Part 21 Floodplain Conservation District.

IX. In Chapter 27, Part 2, **Section 27-202**, **ADD** the following definition:

DETENTION FACILITY: Such use, whether owned and operated by the County of Bucks, Commonwealth of Pennsylvania, or a private entity, shall be limited to the following: 1) A juvenile detention facility as described and regulated in 42 Pa.C.S.A. § 6327; 2) A rehabilitation center providing for minimum security detention of prisoners for work release or partial confinement. Such rehabilitation centers shall not include facilities for the total confinement of prisoners who have

been sentenced or who are awaiting trial; or 3) A penitentiary, correctional institution or prison.

X. In Chapter 27, Part 16, the TNC, Traditional Neighborhood Commercial District:

A. **ADD** the following conditional uses in **Section 27-1602.1.C**:

(11) Kennel.

(12) Dog daycare.

B. **ADD** the following Area and Bulk Regulations in **Section 27-1604.1. A** “, except Private Recreational Facilities” after the phrase “All permitted uses and conditional uses” such that the new Subsection 1.A reads as follows:

A. All permitted uses and conditional uses, except and Private Recreational Facilities.

C. **ADD** the following in Section 27-1604.1:

B. For Private Recreational Facilities, refer to § 27-604, Subsection 1.C(4).

C. For Dog daycare, refer to 27-404, Subsection 1.B(1).

XI. In Chapter 27, Part 17, Light Industrial, **Section 27-1702.4.C**, **ADD** the following conditional use:

(11) Detention Facility

(12) Dog daycare.

XII. **ADD** the following in **Section 27-1704.1.D** for the area and bulk regulations:

D. For Detention Facilities, refer to § 27-604, Subsection 1.C(3).

XIII. In Chapter 27, Part 16, **Section 27-1602.1.A**, **ADD** the following permitted principal use, in the TNC, Traditional Neighborhood Commercial District:

(19) Hospital.

XIV. In Chapter 27, Part 2, **Section 27-202**, **ADD** the following definition:

INDIVIDUAL BACKYARD COMPOSTING FACILITY – a non-commercial pile of organic materials such as leaves, grass or food waste scraps placed in a designated area or bin in order to facilitate the breakdown of the organic materials by microorganisms into compost for use on the property on which materials are located. This term does not include normal farming operations, that are conducted in compliance with applicable laws.

XV. In Chapter 27, Part 26, **Section 27-2603.1.B. AMEND** the definition of Accessory to Dwelling, by **STRIKING** the “and” and **REPLACING** it with a “,” and **ADDING** “individual backyard composting facility” after the words “private greenhouse” so that it reads as follows:

- (1) Detached private garage, private parking space, private stable, barn, shed, shelter for pets owned by the property owner, swimming pool, tennis court, bath house, private greenhouse, and individual backyard composting facility.

XVI. In Chapter 27, Part 26, **Section 27-2603.1, ADD** the following as an accessory use at Additional Special Provisions:

- O. Individual backyard composting facility.
 - (1) All individual backyard composting facilities shall be operated in compliance with all Department of Environmental Protection regulations, including registration and permitting requirements;
 - (2) In no event shall individual backyard composting facilities exceed 1,000 square feet ;
 - (3) No individual backyard composting facility shall contain meat, dairy products or human or pet feces; and
 - (4) All individual backyard composting facilities shall be in the rear or side yard and shall have a fifteen (15) foot minimum setback.

XVII. In Chapter 27, Part 4, **Section 27-402.1.B, ADD** the following accessory use in the Residential Agriculture, RA, District:

- (8) Individual Backyard Composting Facility

XVIII. In Chapter 27, Part 6, **Section 27-602.1.B, ADD** the following accessory use in the Residential Agriculture, RB, District:

- (8) Individual Backyard Composting Facility

XIX. In Chapter 27, Part 7, **Section 27-702.1.B, ADD** the following accessory use in the Village Residential, VR, District:

(5) Individual Backyard Composting Facility

XX. In Chapter 27, Part 8, **Section 27-802.1.B**, **ADD** the following accessory use in the Small Lot, Residential, R-1, District:

(6) Individual Backyard Composting Facility

XXI. In Chapter 27, Part 9, **Section 27-902.1.B**, **ADD** the following accessory use in the Village Residential Carversville, VR-C, District:

(6) Individual Backyard Composting Facility

XXII. In Chapter 27, Part 10, **Section 27-1002.1.B**, **ADD** the following accessory use in the Residential Development, RD, District:

(5) Individual Backyard Composting Facility

XXIII. In Chapter 27, Part 6, **Section 27-1102.1.B**, **ADD** the following accessory use in the Residential Development Conservation, RD-C, District:

(6) Individual Backyard Composting Facility

XXIV. In Chapter 27, Part 12, **Section 27-1202.1.B**, **ADD** the following accessory use in the Village Commercial, VC, District:

(5) Individual Backyard Composting Facility

XXV. In Chapter 27, Part 13, **Section 27-1302.1.B**, **ADD** the following accessory use in the Carversville Village Commercial, VC-C, District:

(6) Individual Backyard Composting Facility

XXVI. In Chapter 27, Part 14, **Section 27-1402.1.B**, **ADD** the following accessory use in the Aquetong Village, VC-1, District:

(5) Individual Backyard Composting Facility

XXVII. In Chapter 27, Part 22, **Section 27-2203**, **ADD** the phrase “except for routine maintenance that does not alter, raze, reconstruct, or remove any structure” in Applicability to Building Permits in the Natural Resource Protection Standards so that the first sentence reads:

Any development requiring building permit shall comply with resource protection standards listed in § 27-2206, Subsection 6, except for routine maintenance that does not alter, raze, reconstruct, or remove any structure.

XXVIII. In Chapter 27, Part 16, **Section 27-1602.1.C**, **STRIKE subsection (3)** and **REPLACE** it with the following conditional use in the Traditional Neighborhood Commercial District, TNC,:

(3) Automobile Service Station.

XXIX. In **Chapter 22**, **STRIKE Attachment 3** and **REPLACE** it with the updated Technical Specifications for Traffic Control Signalization prepared by McMahon Associates, dated September 2017, attached hereto as “**Exhibit A**”.

XXX. In Chapter 27, Part 26, **Section 27-2611.5**, **ADD** the following special provisions for Wireless Telecommunications Facilities:

(K). Wetlands. All Tower-Based WTFs shall be prohibited from being in or within 500 feet of any wetlands, any wildlife habitat for any threatened or endangered species under the Endangered Species Act of 1973, 16

U.S.C. § 1631 et seq., and the Wild Resource Conservation Act, 32 P.S. § 5301 and all regulations adopted under such acts.

XXXI. In Chapter 27, Part 3, **Section 27-302.1.A**, **ADD** the following zoning district:

(16) VC-1, Aquetong Village Commercial

XXXII. In Chapter 27, Part 3, **Section 27-302.1.B**, **AMEND** the Overlay Districts as follows:

A. **ADD** the following reference to the Mobile Home Park Overlay Districts:

(4) Mobile Home Park Overlay (MHPO)

B. **STRIKE** the final sentence and **REPLACE** with the following:

The FP, SS, CG, and MHPO Districts shall be in accordance with Parts 25, 26, 31 and 5, respectively.

XXXIII. In Chapter 27, Part 6, **Section 27-604.1.C**,

A. **STRIKE** the reference to “Golf Course” in **Subsection 27-604.1.C.(4)**.

B. ADD the following subsection in Section 27-604.1.C:

(9) Golf Course

- (a) Minimum lot area: 20 acres
- (b) Minimum lot width at building line: 500 feet
- (c) Minimum lot width at street line: 400 feet
- (d) Maximum total impervious surface coverage: 15%
- (e) Maximum building coverage: 10%
- (f) Minimum depth of front and rear yards: 250 feet
- (g) Minimum width of each side yard: 200 feet

XXXIV. In Chapter 27, Part 4, Section 27-404.1.C(3),

A. STRIKE the reference to “Golf Course” in Section 27-404.1.C(3).

B. ADD the following subsection in Section 27-404.1.C:

(8) Golf Course

- (a) Minimum lot area: 20 acres
- (b) Minimum lot width at building line: 500 feet
- (c) Minimum lot width at street line: 400 feet
- (d) Maximum total impervious surface coverage: 15%
- (e) Maximum building coverage: 10%
- (f) Minimum depth of front and rear yards: 250 feet
- (g) Minimum width of each side yard: 200 feet

XXXV. In Chapter 27, Part 18, Section 1804.4, ADD reference to “Subsection 1C(9)” after Subsection 1C(4).

XXXVI. In Chapter 27, Part 19, Section 1904.1A, STRIKE the reference to “Subsection 1C(4)” and REPLACE it with “Subsection 1C(9).”

XXXVII. In Chapter 27, AMEND Attachment 1, Summary Table Area and Bulk Regulations, RA Residential/Agriculture District, by STRIKING the row for “Two Family Dwelling”, and the rows for “Library”, “School” and “Golf Course” and REPLACING them with the following:

Uses	Minimum						Maximum		Height Building(s) and Structure(s) (feet)
	Lot			Yard			Coverage		
	Area (acres)	Width at Building Line (feet)	Width at Street Line (feet)	Front (feet)	Rear (feet)	Side (feet)	Impervious Surfaces	Building(s)	
Two Family Dwelling	3	160	50	70	50	35	25%	15%	35
Library School	10 10	500 500	350 350	150 150	150 150	125 125	40% 40%	20% 20%	35 35
Golf Course	20	500	400	250	250	200	15%	10%	35

1. All numerical values are recorded in feet unless otherwise noted.
2. See §27-404.1.B.1 (a)2

XXXVIII. In Chapter 27, AMEND Attachment 2, Summary Table – Area and Bulk Regulations, RB Residential/Agricultural District by **STRIKING** the row for “Golf Course” and **REPLACING** it with the row below; and **STRIKING** the entry of 3 acres for “Area Acres” for “Two Family Dwelling and Two-Family Conversion” and **REPLACING** it with 6 acres, so that the Table is as follows:

Uses	Minimum						Maximum		Height Building(s) and Structure(s) (feet)
	Lot			Yard			Coverage		
	Area (acres)	Width at Building Line (feet)	Width at Street Line (feet)	Front (feet)	Rear (feet)	Side (feet)	Impervious Surfaces	Building(s)	
Agricultural (Livestock)	10	400	200	100	100	75	25%	20%	35
Agricultural (Non-Livestock)	3	250	50	80	60	50	25%	10%	35
Single-Family Detached Dwelling	3	250	50	80	60	50	25%	10%	35
Two-Family Dwelling and Two-Family Conversion	6	250	50	80	60	50	25%	10%	35
Golf Course	20	500	400	250	250	200	15%	10%	35

1. All numerical values are recorded in feet unless otherwise noted.
2. See §27-1604.1.A

XXXIX. In Chapter 27, **STRIKE** the incorrect numerical entries in the heading row of Attachment 5, Summary Table, Area and Bulk Regulations for RD, Residential Development District, and maintain the Column Heading of “With On-Lot Sewage Disposal and Water Supply Systems” followed by empty columns, so that the row appears as follows:

With On-Lot Sewage Disposal and Water Supply Systems									
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XL. In Chapter 27, AMEND Attachment 6, Summary Table, Area and Bulk Regulation, VC Village Commercial, by STRIKING the first row for “Single Family Detached Dwelling Twin Dwelling” and REPLACING it with the following:

Uses	Minimum						Maximum		
	Lot			Yard			Coverage		Height
	Area (square feet)	Width at Building Line (feet)	Width at Street Line (feet)	Front (feet)	Rear (feet)	Side (feet)	Impervious Surfaces	Building(s)	Building(s) and Structure(s) (feet)
Single-Family Detached Dwelling	21,780	100	50	50	35	20	25%	25%	35
Twin Dwelling	43,560	100	50	50	35	20	25%	25%	35

XLI. In Chapter 27, STRIKE Attachment 9, Summary Table Area and Bulk Regulations for RC, Rural Commercial District and REPLACE it with the following:

Uses	Minimum						Maximum		
	Lot			Yard			Coverage		Height
	Area (square feet)	Width at Building Line (feet)	Width at Street Line (feet)	Front (feet)	Rear (feet)	Side (feet)	Impervious Surfaces	Building(s)	Building(s) and Structure(s) (feet)
Special Shopping Center	435,600	400	300	150	100	100	50%	20%	35
Office	60,000	125	75	55	45	30	55%	20%	35
Cultural	60,000	125	75	55	45	30	55%	20%	35
Religious	60,000	125	75	55	45	30	55%	20%	35
Emergency Services	130,680	225	100	85	85	75	40%	15%	35
Hotel; Inn	43,560	100	100	30	30	25	60%	20%	35

XLII. In Chapter 27, STRIKE Attachment 10, Summary Table, Area and Bulk Regulations TNC, Traditional and REPLACE it with Table Attached hereto as “Exhibit B”.

XLIII. In Chapter 27, Attachment 11, Summary Area and Bulk Regulations, LI Light Industrial, STRIKE the reference to “125” for the Side Yard Minimum in the “Office Park” row only, and REPLACE it with the following:

75 feet (100 feet when directly adjacent to residential uses).

XLIV. In Chapter 27, Attachment 12 Summary Table – Area and Bulk Regulations, QA, Quarry/Agricultural District, AMEND the rows with “Golf Course” and “Two Family Dwelling” and “Two Family Conversion” as follows:

Uses	Minimum						Maximum		
	Lot			Yard			Coverage		Height
	Area (acres)	Width at Building Line (feet)	Width at Street Line (feet)	Front (feet)	Rear (feet)	Side (feet)	Impervious Surfaces	Building(s)	Building(s) and Structure(s) (feet)
Two Family Dwelling	6	250	50	80	60	50	25%	10%	35
Two Family Conversion	6	250	50	80	60	50	25%	10%	35
Golf Course	20	500	400	250	250	200	15%	10%	35

1. All numerical values are recorded in feet unless otherwise noted.
2. See §27-1804

XLV. In Chapter 27, Attachment 13 Summary Table – Area and Bulk Regulations, OR Outdoor Recreational, AMEND the row with “Golf Course” as follows:

Uses	Minimum						Maximum		
	Lot			Yard			Coverage		Height
	Area (acres)	Width at Building Line (feet)	Width at Street Line (feet)	Front (feet)	Rear (feet)	Side (feet)	Impervious Surfaces	Building(s)	Building(s) and Structure(s) (feet)
Golf Course	20	500	400	250	250	200	15%	10%	35

1. All numerical values are recorded in feet unless otherwise noted.
2. See §27-1904

XLVI. In Chapter 27, STRIKE Attachment 19, Table of Uses, and REPLACE it with the following Table Attached hereto as “Exhibit C”.

XLVII. In Chapter 27, Section 202, STRIKE the parenthetical to the definition of “Passive recreational use,” and REPLACE it with “(examples of passive recreational use include walking, hiking, picnicking, bird watching and fishing)”, such that the definition reads as follows:

Passive recreational use,

EXHIBIT A

[Technical Specifications for Traffic Control Signalization]

EXHIBIT B

Zoning
27 Attachment 10
Township of Solebury
Summary Table - Area and Bulk Regulations
TNC, Traditional Neighborhood Commercial District
[Ord. 94, 6/8/1988; as amended by Ord. 2005-6, 7/5/2005; § 2; and by Ord. 2007-6, 9/4/2007, § 08]

Uses	Minimum						Maximum		
	Lot			Yard			Coverage		Height Buildings and Structure(s) (feet)
	Area (Acres)	Width at Building Line (feet)	Width at Street Line (feet)	Front (feet)	Rear (feet)	Side (feet)*	Impervious Surfaces **	Buildings(s)	
Private recreational facility	20	500	400	250	200	200	40%	20%	45
Shopping Center	15	100	100	30	95	75	60%	20%	45
Detention Facility	10	500	350	150	150	125	35%	20%	45
Automobile service station	2	100	100	30	95	75	60%	20%	45
Kennel ***	2	100	100	30	95	75	60%	20%	45
Office	1	100	100	30	95	75	60%	20%	45
Bank	1	100	100	30	95	75	60%	20%	45
Medical office/wellness center	1	100	100	30	95	75	60%	20%	45
Retail sales	1	100	100	30	95	75	60%	20%	45
Village service	1	100	100	30	95	75	60%	20%	45
Convenience store	1	100	100	30	95	75	60%	20%	45
Restaurant	1	100	100	30	95	75	60%	20%	45
Tavern	1	100	100	30	95	75	60%	20%	45
Bed-and-Breakfast Inn	1	100	100	30	95	75	60%	20%	45
Athletic facility	1	100	100	30	95	75	60%	20%	45
School	1	100	100	30	95	75	60%	20%	45
Library	1	100	100	30	95	75	60%	20%	45
Hotel or Inn	1	100	100	30	95	75	60%	20%	45
Religious	1	100	100	30	95	75	60%	20%	45
Veterinary Office	1	100	100	30	95	75	60%	20%	45
Farm Animal Veterinary Office	1	100	100	30	95	75	60%	20%	45
Water Storage facility	1	100	100	30	95	75	60%	20%	45
Commercial School	1	100	100	30	95	75	60%	20%	45
Cultural	1	100	100	30	95	75	60%	20%	45
Municipal use	1	100	100	30	95	75	60%	20%	45
Emergency service	1	100	100	30	95	75	60%	20%	45
Funeral Home	1	100	100	30	95	75	60%	20%	45
Medical Marijuana Dispensary Facility	1	100	100	30	95	75	60%	20%	45
Dog Daycare	1	100	100	30	95	75	60%	20%	45

* Except as provided in 27-1604 Subsection 1.A.9

** Except as provided in 27-1605 Subsection 6

*** See 27-2602 Subsection 1.H

EXHIBIT C

ZONING 27 Attachment 19

Township of Solebury

Table of Use Regulations

[Ord. 94/6/8/1988; as amended by Ord. 200, 3/18/2003, § III; by Ord. 208, 10/7/2003, § 1.3; by Ord. 2006-3, 2/21/2006, Art. I; and by Ord. 2007-6, 9/4/2007, §09]

KEY:

- P - Permitted Principal Use
- PA - Permitted Accessory Use
- C - Conditional

Uses	RA	RB	VR	R-1	VR-C	RD	RD-C	VC	VC-C	VC-1	RC	TNC	LI	QA	OR	MS
Active Recreation															C	P
Adult Commercial													C			
Agricultural	P	P			P				P	P				P	P	P
Athletic Facility												P				
Automobile Repair Facility												C				
Automobile Service Station												C				
Bank								C				P				
Bed & Breakfast Inn	C	C	C		C			C	C	C		P			RB	
Cemetery					P									C		
Charitable	C	C	C					C								
Cleaning Plant													P			
Commercial School	C	C	C					C				P				
Community Center						C										
Contractors Office & Yard													P			
Convenience Store												P				
Cultural	C	C	C		C			C	C		P	P				
Day Care Center	C															
Detention Facility													C			
Dog Day Care	C	C										C	C			
Drive-through Facility												C				
Dwelling																
Age Qualified Detached Dwelling							P									
Full Care Facility						C										
Group Home	C	C														
Life Care Facility						C										
Mobile Home Park						P										
Multi-Family						P										
Single-family Attached			C			P	P									
Single-family Detached	P	P	P	P	P	P	P	P	P	P				P	P	
Single-family Detached/Two Family Open Space Option	C	C														
Single-family Semi-Attached Dwelling					P	P										
Twin/Duplex			C													
Two-family	P	P	P		P				C					P	C	
Educational														C	C	
Emergency Service	C	C	C								P	P				P
Environmental Education															C	
Fabricating													P			
Farm Animal Veterinary Office	C	C										C				
Forestry/Timber Harvesting	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P
Fuel Storage and Distribution													C			
Funeral Home												P				
Golf Course	C	C												C	C	
Hotel											C	C				

SOLEBURY CODE

KEY:

- P - Permitted Principal Use
- PA - Permitted Accessory Use
- C - Conditional

Uses	RA	RB	VR	R-1	VR-C	RD	RD-C	VC	VC-C	VC-1	RC	TNC	LI	QA	OR	MS
Home Occupation	PA	PA	PA	PA	PA	C	C		PA							
Home Professional Office	PA	PA	PA	PA	PA	C	C									
Hospital												P				
Individual Backyard Composting Facility	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA						
Inn											C	C				
Kennel												C				
Library	C	C	C		C			C	C			P				
Manufacturing													P			
Medical Marijuana Dispensary Facility												C				
Medical Marijuana growing/processing facility													C			
Medical Office/Wellness Center												P				
Mini-Warehouse													P			
Municipal	P	P	P	P		P		P	P	P		P		P	P	P
No-impact Home Based Business	PA	PA	PA	PA		PA	PA	PA						PA	PA	
Office								C			P	P				
Office Park													P			
Open Space for Conservation	C	C				C	C								P	P
Open Space for Recreation	C	C				C	C								P	P
Passive Recreation	C	C				C	C								P	P
Planing Mill													P			
Printing													P			
Private Club			C													
Private Recreation	C	C										C		C		
Quarrying														P		
Radio & TV Tower													C			
Recycling & Refuse Facility													C			
Religious	C	C	C		C			C	C		P	C				
Research Laboratory													P			
Restaurant								P	P			P				
Restaurant-Drive-In Service												C				
Retail Sales												P				
Retail Winery										P						
Riding Academy	C	C														
School	C	C	C					C				P				C
Shooting Range													C			
Shopping Center												C				
Solid Waste Management Facility													C			
Specialty Shopping Center											P					
Tavern								P	P							
Truck Terminal													P			
Utilities													P			P
VC-1 Village Retail									P	P						
VC-1 Village Service									P	P		P				
VC-1 Village Restaurant										C						

ZONING

KEY:

P – Permitted Principal Use
 PA – Permitted Accessory Use
 C-Conditional

Uses	RA	RB	VR	R-1	VR-C	RD	RD-C	VC	VC-C	VC-1	RC	TNC	LI	QA	OR	MS
Veterinary Office	C	C										C				
Village Office									C							
Village Retail								P	P							
Village-Service								P	P	P		P				
Warehouse													P			
Water Storage Facility												C				P
Wireless Telecommunications Facility-Non Tower Based																
**SUBJECT TO WRITTEN APPROVAL	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless Telecommunications Facility-Tower Based												P	P			

Any leisure time activity not considered active (examples of passive recreational use include walking, hiking, picnicking, bird watching and fishing).

XLVIII. Partial Repealer

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

XLIX. Severability

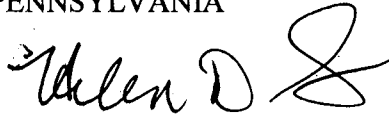
The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid, or unconstitutional by a court of competent jurisdiction, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and 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 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.

L. Effective Date

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

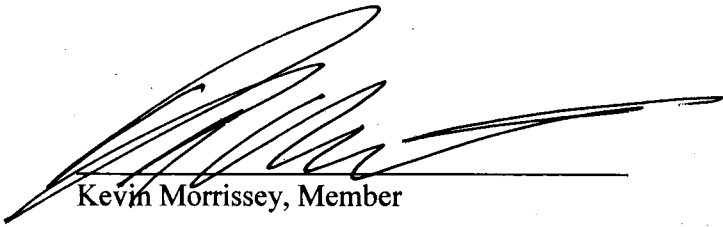
ORDAINED AND ENACTED this 6th day of March, 2018.

BOARD OF SUPERVISORS OF SOLEBURY
TOWNSHIP, BUCKS COUNTY,
PENNSYLVANIA



Helen Tai, Chair

Mark Baum Baicker, Vice Chair



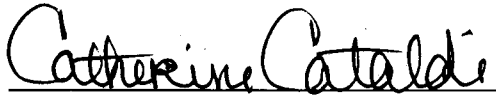
Kevin Morrissey, Member

Noel Barrett, Member



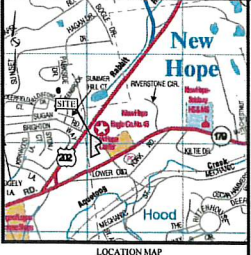
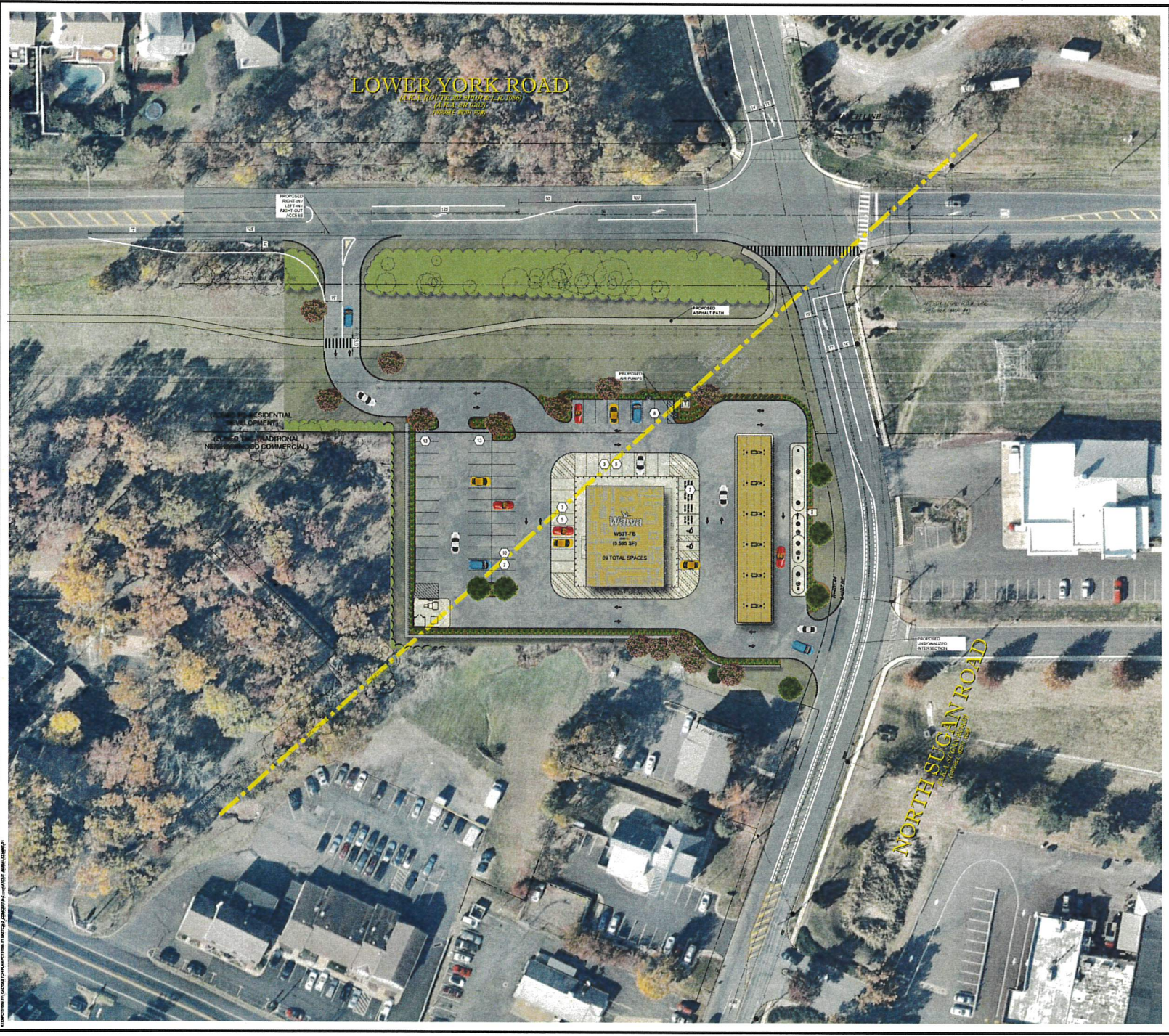
Robert A. McEwan, Member

Attest:



Catherine Cataldi, Township Secretary





BOHLER ENGINEERING
 LANDSCAPE ARCHITECTURE
 1600 MANOR DRIVE, SUITE 200
 CHALFONT, PENNSYLVANIA 18844
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 Fax: (610) 966-9102
 www.BohlerEngineering.com

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REV	DATE	COMMENT

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 PROJECT NUMBER: 2017-02-02

NOT APPROVED FOR CONSTRUCTION

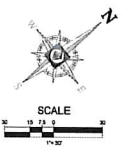
PROJECT NO. 2017-02-02
 DRAWN BY: J.B.P.
 CHECKED BY: J.B.P.
 DATE: 02/02/2017
 SCALE: AS NOTED
 CADD: 02/02/2017 SHEET 2 OF 2

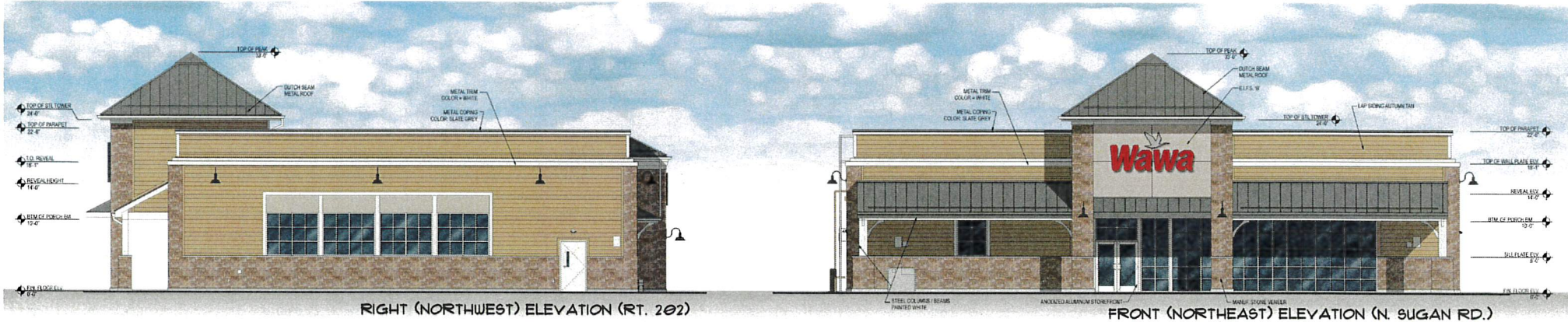
SKETCH PLAN
 FOR
 BUCKINGHAM RETAIL PARTNERS, LLC
 ROUTE 202 AND N. SUGAN ROAD
 NEW HOPE BOROUGH AND SOLEBURY TOWNSHIP
 BUCKS COUNTY, PA

BOHLER ENGINEERING
 1600 MANOR DRIVE, SUITE 200
 CHALFONT, PENNSYLVANIA 18844
 Phone: (610) 966-9100
 Fax: (610) 966-9102
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A.S. BENOSKY
 REGISTERED LANDSCAPE ARCHITECT
 PENNSYLVANIA LICENSE NO. LAND121516

SHEET TITLE
AERIAL EXHIBIT
 SHEET NUMBER
1
 OF 1
 REVISION 0 - 2017.02.02





RIGHT (NORTHWEST) ELEVATION (RT. 202)

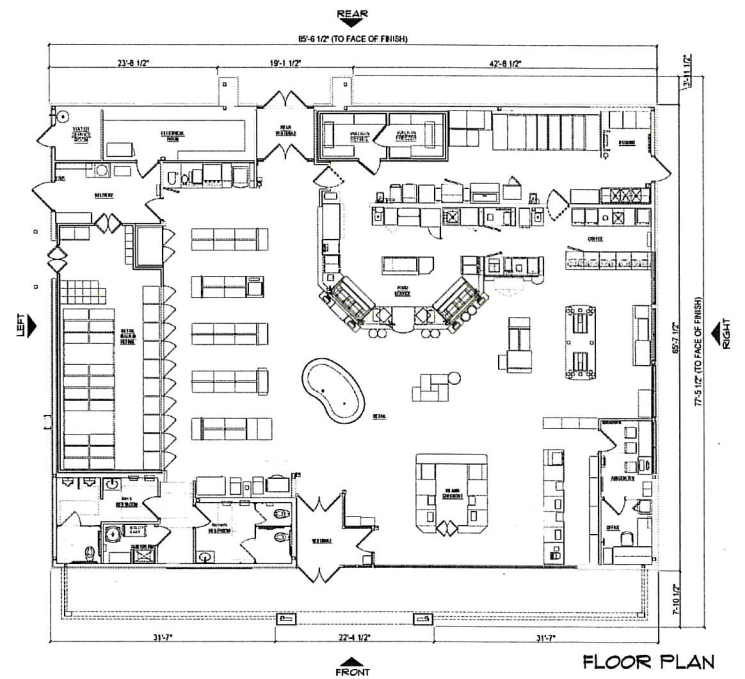
FRONT (NORTHEAST) ELEVATION (N. SUGAN RD.)



REAR (SOUTHWEST) ELEVATION

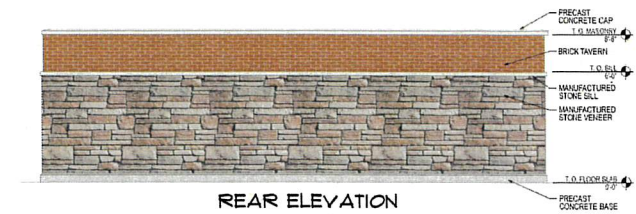
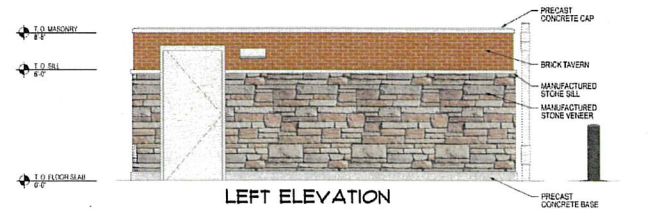
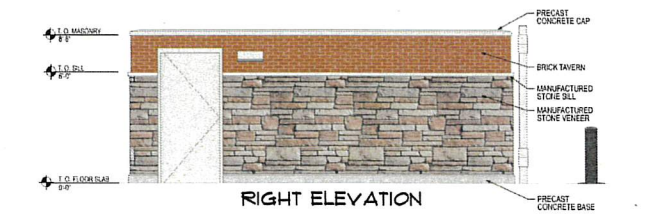
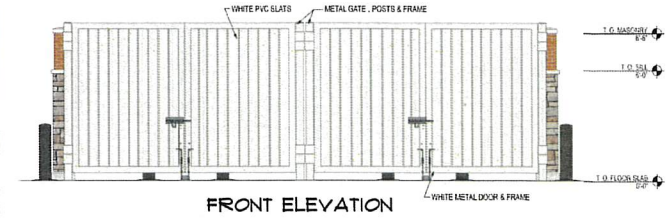


LEFT (SOUTHEAST) ELEVATION



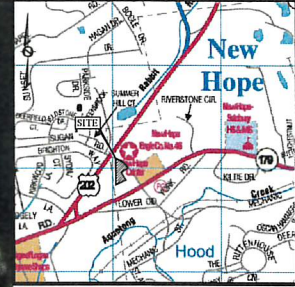
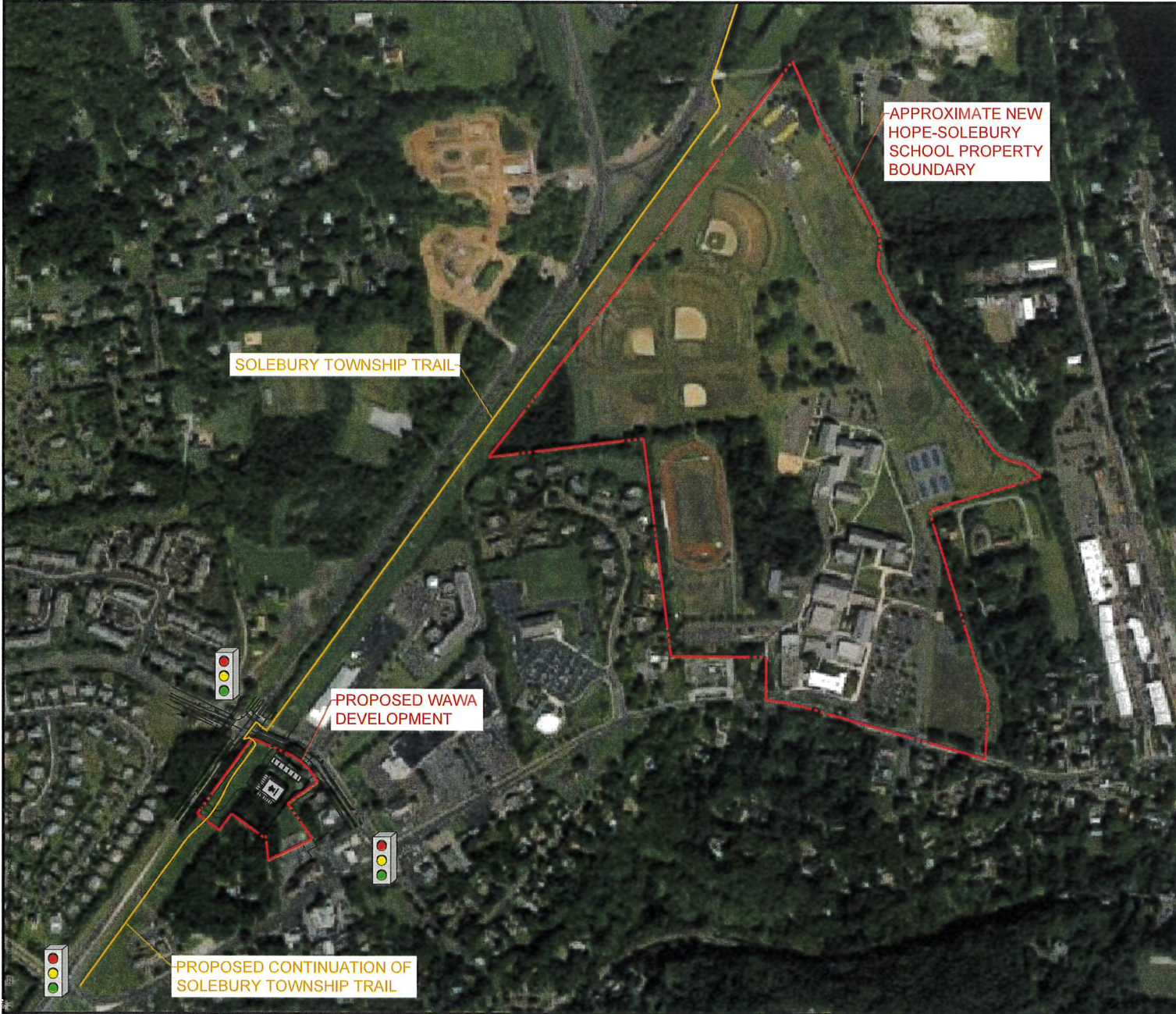
FLOOR PLAN

NOTE:
SIGNAGE IS SHOWN FOR REFERENCE ONLY
SEPARATE PERMIT REQUIRED.

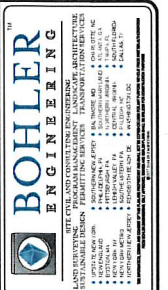


GAS CANOPY STRAIGHT 6 A FRAME - TRASH COMPOUND MASQIT-L

Rt. 23 & S. Whitehorse Rd., - Phoenixville, PA. • C&P Project #217xxx • 04-19-17



LOCATION MAP



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 OR EXCAVATION WORK.
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 1-800-542-5778

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PROJECT NO.: PC131061
 DIVISION BY: B.S.
 CHECKED BY: J.R.H.
 DATE: 2/1/2018
 SCALE: AS NOTED
 CAD.DWG: PC131061-EX-SCHOOL1

EXHIBIT
 FOR
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J.R. HORNICK
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE027804

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EXHIBIT
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1 OF 1
 REVISION 1 - 2017.09.11

