

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS

September 24, 2019 – 6:00 p.m.

New Hope Solebury High School Theater

Community Consensus on 202 Concepts Forum Minutes

Attendance: Mark Baum Baicker, Chair, John S. Francis, Vice-Chair, Kevin Morrissey, Noel Barret, Robert McEwan, Dennis H. Carney, Township Supervisor, Michele Blood, Assistant Manager, Catherine Cataldi, Secretary.

The Chair thanked the School District for allowing the Board to hold the meeting at their facility. Mr. Baum Baicker opened the meeting with an overview of the study and reason behind it. The goal of the meeting is for the community's constructive comments to be heard.

Public Comment

- Rich Strucker, resident, questioned if the development plan was a by-right development. Mr. Baum Baicker advised that the Board was unable to answer since the development plan was not a proposed plan. Mr. Morrissey advised that the area is zoned for Traditional Neighborhood Commercial (TNC) and builders would need to follow the limits and regulations set for that district. The plan that was presented was not proposed nor approved. Mr. Baum Baicker explained that the board is guided by the Comprehensive plan. Page one hundred seventy-two through one hundred seventy-four (172-174) of the Comprehensive Plan outlines what is permitted within the TNC district.
- Resident questioned if developments can be denied if the community disapproved of it. Mr. McEwan advised that it would be difficult to stop a proposed development if all regulations and guidelines are followed.
- Resident expressed concern regarding the increase in traffic the plan would bring in. Mr. Baum Baicker advised that the presentation was not a proposed plan and was not approved.
- Amishi Castelli, resident, inquired about the conclusion to the forums and presentations. Asked for guidance on what input the Board is seeking since the lots are privately owned and developers have zoning guidelines that must be followed. Mr. Morrissey and Mr. Baum Baicker explained that the Board cannot prevent a development that meets the Zoning Ordinance and Comprehensive Plan guidelines. The Board can inform the developers of the community's input.
- Shannon Pendleton, resident expressed gratitude to the Board for holding the meetings and to residents for commenting. Ms. Pendleton proposed that natural resources be the backbone for any development. Mr. Baum Baicker explained that the backbone for the June study was traffic. The Township is unable to anticipate what a plan may have on resources. Ms. Pendleton asked how the Board anticipates moving forward with the plan. Mr. Baum Baicker explained that the Board did not solicit a development plan, it was just a traffic study. The June presentation was not a proposed plan. The Board is to act within the Zoning and Comprehensive Plan for any plan that is proposed. Mr. Morrissey expressed concern about the affect any development could have on the water within the Township. Mr. Morrissey commented that the goal of the June presentation was to accumulate community guidelines for proposed developers.

- Tamara Lesh, resident, questioned what teeth the Township has if development plans have a negative impact the environment. Mr. Baum Baicker explained that the Township Engineer and the Zoning Officer are a part of and review every step of the process for development. Mr. Baum Baicker encouraged residents to attend the Zoning Hearing Board, Planning Commission and Board meetings to understand development plans and voice their feedback. Ms. Lesh questioned if there are written objective standards that the Zoning and Planning Commission follow. Mr. Morrissey commented that there is an analysis, guidelines and criteria to be met. The Subdivision and Land Development Ordinances can be found on the Township website.
- Paul Cosdon, resident, commented that the basis for the Comprehensive Plan was the Municipal Planning Code. If a development plan is unable to be stopped if it meets all the Subdivision and Land Development Ordinance (SALDO) criteria requirements.
- Patrick Bell, resident, questioned the intention of the Board and if the traffic study was completed. Mr. McEwan advised that the traffic study was completed. Mr. Bell questioned if the plan was drafted due to the anticipation of developments or curiosity. Mr. McEwan commented that it was a mixture of both.
- Phil Johnson, resident, expressed interest in areas of importance to be considered by the Township when reviewing proposed plans for the 202 corridor. These areas include: Traffic concerns; Water depletion; Impervious Surfaces; and preserving of the land. Mr. Baum Baicker and Mr. Morrissey thanked Mr. Johnson for his work on preserving Solebury. The Board announced the Open Space Referendum to be on the November 5, 2019 election ballot.
- Peter Schwalm, resident, disagreed with the concept plan but applauded the Board for opening the topic for discussion. Mr. Schwalm expressed discouragement of all the development that has taken place along the 202 corridor and disapproval of how it contains impervious space just sitting there. He expressed interest in the area being developed properly. Encouraged the community to attend meetings and educate themselves on the process of development within Solebury.
- Maggie Strucker, resident, questioned if there are guidelines that developers must follow regarding the planting of native trees. Mr. Carney advised that the ordinance includes a list of suggested native plants and trees. Ms. Stucker commented on the light pollution within the Township. The Township is reviewing and researching ways to update the lighting standards within Solebury.
- Pam Kerr, New Hope resident, questioned the restrictions the State has on zoning and if they are the same for every community within Pennsylvania. Mr. Morrissey explained that each community must contain each district.
- Ed Duffy, New Hope resident, thanked Solebury for their environmental concerns. Mr. Duffy questioned what Solebury was doing about the proposed Wawa. Mr. Baum Baicker explained that Wawa presented to Solebury and that the community made their opinions and concerns clear at that time. Representatives for Wawa have not been back to a Board meeting and nothing has been submitted at this time.
- Will Rivinus, resident, thanked the Board for the presentation and their concerns. Thanked the community.
- Hanita Rosenboim, resident, inquired about an approval of a plan if it is compliant by the ordinance but not sustainable for the area. The Board advised that they are unable to answer the question specifically. The Board explained that there is a process that the developer must follow.

- Jill-Arcangela Mancuso Kopp, resident, suggested that the Township research ordinances for rental properties within Solebury.
- Resident questioned whether a property owners' right to develop would be overwhelmed if the development plan meet all Zoning requirements, besides traffic or water. Mr. Baum Baicker commented that he was not certain if that can obviate the owners' right to develop. Mr. Carney advised that there are factors of every development and that developers keep all factors at the levels they were prior to the development.
- Ms. Pendleton questioned the selection of the Township Engineers and does the Township seek second opinions from sustainable engineers. The Board reviews and elects' consultants yearly. Ms. Pendleton suggested the idea of the Township hiring a consultant to the engineer. The Board advised that they would investigate that option.
- Paul Cosdon, resident, questioned when he would receive answers to the nine questions he asked the Board. Mr. Baum Baicker informed Mr. Cosdon that the Board will answer his questions, as well as, the questions asked by other community residents after the meeting. Mr. Cosdon questioned how much the presentation cost the Township residents. Mr. Baum Baicker explained that he did not know the amount and that was one question the Board will answer after the meeting.
- Kathy Meglasson, resident, expressed disapproval for the process leading to the conceptual plan. Resident asked that the Board take a different approach for the future, including: surveys, and forum.
- Mary Ann Stacy, resident, questioned forgone conclusion that the land must be developed. Ms. Stacy questioned if the Township could purchase the land.
- Ms. Rosenboim expressed concerns regarding notifying residents of the meeting as many did not know about it. The Board explained that the meeting was posted in the intelligencer, posted to the website, announced in public meetings, and sent as an email blast.
- The Board encouraged residents to attend the Board of Supervisors and the Planning Commission meetings.
- The Board encouraged residents to sign up for the email blast through the Township website.

The meeting was adjourned at 7:48 pm.

Respectfully submitted,
 Catherine Cataldi
 Secretary

