

# SOLEBURY TOWNSHIP PLANNING COMMISSION

January 8, 2024

## Minutes

Attendance: Peter Brussock, Lesley Marino, Gretchen Rice, Dan Fest, Amishi Castelli – via zoom, Keith Deussing, John Deandrea (Alternate Member), Adrian Max (Alternate Member), Curt Genner (Township Engineer) – via zoom, Maureen Carlton, (Township Solicitor), Jean Weiss (Planning Commission Administrator), John Francis (Supervisor Liaison) – via zoom

Absent: Eric Cohen (Alternate Member),

**I. Call to Order**

At 7:00 p.m., the Solebury Township Planning Commission meeting was called to order.

**II. Appointment of Temporary Chair**

Upon a Motion made by Peter Brussock, seconded by Lesley Marino, Keith Deussing was appointed Temporary Chair.

**III. Appointment of Chair**

Upon a Motion made by Keith Deussing, seconded by Gretchen Rice, Peter Brussock was appointed as Chair.

**IV. Appointment of Vice-Chair**

Upon a Motion made by Gretchen Rice, seconded by Amishi Castelli, Lesley Marino was appointed as Vice-Chair.

**V. Approval of Minutes – December 11, 2023**

Upon a Motion made by Gretchen Rice, seconded by Lesley Marino the Solebury Township Planning Commission approved the December 11, 2023 meeting minutes, Dan Fest abstained.

**VI. Conditional Use Application – Ellen DeMasi and Anna Mae Cashin (3515 Windy Bush Rd, TMP #41-036-020)**

The applicant proposes to operate a Bed and Breakfast/Short Term Lodging Facility for occasional short-term rentals of transient guests.

Glen Kimball, Esquire and Ellen DeMasi were present on behalf of the application.

Glen Kimball gave a brief overview of the project.

Peter Brussock asked if the area of the home being offered for short-term rental was the addition that was built.

Glen Kimball clarified that the initial ZHB application submitted alluded to that, but it was incorrect the addition was in another part of the house for Ms. DeMasi's Mother's bedroom.

John Francis asked if the unit being offered for rental is self-contained.

Ellen DeMasi stated yes, it is.

John Francis asked if there were cooking facilities in the unit.

Ellen DeMasi stated no there is only a sink, microwave and mini refrigerator.

**A motion was made by Gretchen Rice and seconded by Keith Deussing to recommend approval of the conditional use application of Ellen DeMasi and Anna Mae Cashin for 3515 Windy Bush Rd, TMP #41-036-020 to operate a Bed and Breakfast/Short Term Lodging Facility for occasional short-term rentals of transient guest's project #23-2, subject to the Solebury Township Zoning Officer's review memorandum dated December 19, 2023.**

**VII. Preliminary/Final Minor Subdivision (Lot-Line Adjustment) Bruce Englebaugh (2941 Comfort Rd & 6753 Phillips Mill Rd– TMP #41-013-109 & 41-013-110-001)**

The applicant proposes a lot-line adjustment to make 2 more uniform lot sizes.

Bill Benner, Esquire, Bruce Englebaugh, and Stan Lalka, Crews Surveying were present on behalf of the application.

Bill Benner gave a brief overview of the project.

Peter Brussock commented on the drip irrigation system to be installed as well as the landscaping.

Adrian Max asked if a replacement location for the old existing system has been identified in case the system failed.

Bill Benner referencing Lot #2 said there is no need the existing system is in good working order.

Curt Genner commented he still had a concern for Lot #2, Bill Benner provided a copy of a septic repair permit from 1988 and that plan for that

repair specifically states that if the system fails a holding tank may be necessary to correct the malfunction. With that lot being reduced in size the applicant should show that there may be an alternate location on the lot that a system can go, or at least the soils are acceptable.

Peter Brussock asked what do we know about the existing system on Lot #2.

Bill Benner commented that what we know about the system is the repair permit issued in 1988, and the current residence is a 1-bedroom dwelling.

Bill Benner referencing the January 4, 2024 Wynn Associates, Inc. memorandum stated Item #1 will comply, Item #2 A thru F will comply, Item #2 G applicant objects to the suggested fee-in-lieu as well as the dedication of the ultimate right-of-way to the Township.

Curt Genner commented that he was not asking for the dedication of the ultimate right-of-way as fee simple, it is the request for an easement over the ultimate right-of-way.

Bill Benner acknowledged his mistake and stated will comply.

Bill Benner continuing with review Item #2 H & I stated will comply.

Bill Benner expressed concern that the Bucks County Department of Health will not process a septic permit until the Land Development Plans are recorded and the Township is making the septic permit a condition of LD approval.

Gretchen Rice stated it can be a conditional approval with a time frame to obtain the septic permit to get the LD plans recorded.

Curt Genner stated the condition of approval should be the submission of sewage planning exemption from the DEP which could come at a later date.

Bill Benner continuing with review Item #3 thru 6 will comply, Item #7 is N/A, Item #8 will comply, Item #9 N/A, Item #10 thru 15 will comply.

**A motion was made by Dan Fest and seconded by Gretchen Rice to recommend conditional approval of the minor subdivision Lot-line Adjustment project #23-612, subject to all comments and recommendations in the Wynn Associates memorandum dated January 4, 2024, and Township Zoning Officer memorandum dated December 18, 2023, and subject to Board consideration of fee in lieu of requested waivers.**

**VIII. Adjournment**

**Upon a Motion by Gretchen Rice, seconded by Keith Deussing, the meeting was adjourned at 9:00 p.m.**

Respectfully submitted,

Jean Weiss

Planning Commission Administrator, Solebury Township