

SOLEBURY TOWNSHIP PLANNING COMMISSION

March 8, 2021

Minutes

Attendance: Dan Fest, TJ Francisco, Peter Brussock, Keith Deussing, Lesley Marino, Curt Genner, (Township Engineer), Maureen Carlton (Township Solicitor) Kevin Morrissey (Supervisor Liaison) and Jean Weiss (Planning Commission Administrator).

Absent: Amishi Castelli, Gretchen Rice

I. Call to Order

At 7:02 p.m., the Solebury Township Planning Commission meeting was called to order.

II. Approval of Minutes – February 8, 2021(Deferred to the next meeting)

III. Lot Line Adjustment – Solebury Township (Lower York Road TMP #41-022-135, 41-022-135-001)

The applicant is seeking approval for a minor lot line adjustment as part of its plan to accommodate the driveway, existing sewer line and approximately (5) parking spaces at the current New Hope Star Diner located at 6522 Lower York Road.

Curt Genner gave a brief outline of the project Solebury Township lot line project. There is no development proposed with this application, the lot line is being proposed to accommodate the existing utilities, driveway and parking spaces for the Diner.

Dan Fest asked if this is typical of what we request from other applicants, not the Township.

Maureen Carlton stated just because it is a Township application, we are treating this the same we would for anyone else.

Lesley Marino asked if this application will change anything for Lot #1 as far as future development.

Maureen Carlton stated by doing this lot line change, it will bring Lot #1 into conformity by having their utilities and parking spaces onto their lot.

Upon a Motion made by TJ Francisco, seconded by Dan Fest the Solebury Township Planning Commission recommended approval for the proposed lot line and requested waivers.

IV. Sustainability – Next Steps

TJ Francisco asked if Curt Genner would do a comparison of the matrix completed by the Planning Commission and the one completed by Township staff.

Curt Genner suggested each committee member take the second of the Matrix that they completed and do a comparison with the one done by Township staff.

Keith Deussing asked Kevin Morrissey what is the ask of the Board of Supervisors for the Planning Commission surrounding this initiative.

Kevin Morrissey stated that initially it was the thought to see if there were areas of the SALDO that could be looked at to incorporate sustainability. If you want to take a look at the design of roads and bridges, that's a possibility to.

TJ Francisco stated that when the Planning Commission wrote the executive summary last August we laid out (2) key elements 1) to get the Township certified and to raise awareness and lead by example 2) take a look at the SALDO to see where it can be enhanced.

TJ Francisco asked if anyone in the Township is currently reviewing the Model Alternative Energy Ordinance or was it just sent out as an informational piece of information.

V. Adjournment

Upon a Motion by Keith Deussing, seconded by TJ Francisco, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township