

SOLEBURY TOWNSHIP PLANNING COMMISSION

March 14, 2022

Minutes

Attendance: Dan Fest, Lesley Marino, TJ Francisco, Gretchen Rice, Keith Deussing, Peter Brussock, John DeAndrea (Associate Member), Curt Genner, (Township Engineer), Kevin Morrissey (Supervisor Liaison), Maureen Carlton, (Township Solicitor), Jean Weiss (Planning Commission Administrator)

Absent: Amishi Castelli

I. Call to Order

At 7:03 p.m., the Solebury Township Planning Commission meeting was called to order.

II. Approval of Minutes – January 10, 2022

Upon a Motion made by TJ Francisco, seconded by Dan Fest the Solebury Township Planning Commission approved the January 10, 2022 meeting minutes. Gretchen Rice abstained.

III. Solebury School – Conditional Use (6832 Phillips Mill Road TMP #41-018-079)

The applicant proposes the construction of a 3-story 7,200 s.f. dormitory, 1-story 1,152 s.f. service building and associated walkways, drive areas, and parking lots.

Ed Murphy, Esquire, Greg Glitzer, Gilmore & Associates, Doug Waite, Gilmore & Associates, Toby Kessler, Gilmore & Associates, Steve Feld, Solebury School, & Jim Wertman, Solebury School were present on behalf of the application.

Ed Murphy gave a brief overview of the project.

Greg Glitzer briefly went through the renderings of the site pointing out drive lanes, parking lots and landscaping. Greg pointed out that they are currently waiting on the ZHB decision regarding floodplain and parking variances. Greg stated they are currently waiting on a decision from FEMA on the application to ground truth (map amendment) the floodplain elevations for this location.

Greg Glitzer referencing McMahan Associates review letter dated February 11, 2022, stated there was no traffic assessment or trip generation done for

the site as there will be little to no additional trip generation especially from the School Lane access. As stated in the review they see no adverse impact of the traffic operations of the driveway or surrounding roadways.

Lesley Marino asked for clarification on trip generation, as the campus is expanding with more students how is there little to no impact on traffic. Are you taking current commuters and turning them into boarders?

Steve Feld commented this is just the first phase in the master plan to accommodate some of the current students currently housed in the Holmquist building, and add more room for students currently commuting that would like to board along with adding to the school population through the next few years.

TJ Francisco asked for additional clarification that at the end of construction you will not have additional enrollment?

Steve Feld confirmed that currently they are at capacity for their boarding students, we do have interest from current day students to become boarders once construction is complete. We are currently also at our capacity for day students at (150) but obviously if you get a highly qualified student registration we would not turn them away. With that being said as far as traffic is concern our boarding students do not have vehicles on campus that would cause additional traffic. All of the day student traffic enters and exits off of Phillips Mill Road.

TJ Francisco suggested including that information on the traffic impact study analysis.

Curt Genner stated we would be looking at two different entrances and reiterated we want to see in that analysis the impact to School Ln intersection and the other intersection on Phillips Mill Rd.

Peter Brussock commented he has lived in the area for over 30+ years and there has never been any issues with traffic either on School Ln or Phillips Mill Rd even during peaks hours.

Greg Glitzer referring to the water resources impact study an aquifer impact test has been conducted and have observed very little draw down.

Peter Brussock asked what was the pumping rate and if the observations were only in the pumping well.

Toby Kessler stated we pumped the existing girl's dorm well; the well was pumped at 38 gallons per minute and was pumped for 72-hours. Total pumping was 164,000 gallons which is far more than the school requires which is 13,000 per day and the new building will be approximately 3,000

gallons per day. We will provide the water resources impact study as well as the well draw down report and water budget.

Peter Brussock asked what is the deep of the water table in the production well.

Toby Kessler stated the water level is 70 feet deep.

Curt Genner asked for clarification on the relocation of the water storage tanks, asked if there will be any new infrastructure or water lines that will cross the riparian corridor that will require any relief.

Greg Glitzer stated yes there will be a new supply line that will cross the Primrose Creek, but will not require relief as they will bore under the creek very similar to the wastewater treatment plant.

Curt Genner asked will the new plan come in with details showing the sequencing of all these items, also in relation to the sewage system or are you planning on finishing that first before this project.

Greg Glitzer commented that there had been a change in sequence for the water treatment system and that new data has not made it into the current plan, but will be added into the revised plan. We do have Act 537 approval in place.

Greg Glitzer proceed to go through the consultant review letters for Wynn Associates, McMahon Associates, Simone Collins and Township Zoning Officer and stated they will comply with all comments.

TJ Francisco asked if Solebury School does not receive approval for the amendment to the FEMA firm, how would this affect the project and what action will you need to take.

Greg Glitzer commented that if they do not receive the approval, then the approval received from the Zoning Hearing Board will become void so we would have to go reevaluate.

Curt Genner asked if the storage tanks are fully underground except for the access lids, or are they a combination of underground and aboveground as what is depicted on the current plan. If there are aboveground components, you will be asked to buffer them.

Greg Glitzer acknowledged the comment in the review letter and confirmed that they will be completely underground except for the lids.

Gretchen Rice asked if the current dorm being used will be updated and remain as a dorm.

Steve Feld stated the Holmquist dorm will remain as a dorm, with cosmetic upgrades.

Upon a Motion made by TJ Francisco, seconded by Peter Brussock the Solebury Township Planning Commission at their regularly scheduled meeting on March 14, 2022 recommended Conditional Use approval, conditioned upon compliance with the McMahon Associates review letter dated February 11, 2022, Wynn Associates letter dated March 9, 2022, Simone Collins letter dated March 10, 2022 and the Township Zoning Officer letter dated March 10, 2022, also conditioned upon the application approval of the FEMA firm map amendment from FEMA. Substantial change in the plans due to FEMA denial, the application will be revised and resubmitted to the Township Planning Commission.

V. Solebury School – Preliminary/Final Land Development (6832 Phillips Mill Road TMP #41-018-079)

The applicant proposes the construction of a 3-story 7,200 s.f. dormitory, 1-story 1,152 s.f. service building and associated walkways, drive areas, and parking lots.

Upon a Motion made by TJ Francisco, seconded by Peter Brussock the Solebury Township Planning Commission at their regularly scheduled meeting on March 14, 2022 recommended Preliminary/Final Land Development approval, conditioned upon compliance with the McMahon Associates review letter dated February 11, 2022, Wynn Associates letter dated March 9, 2022, Simone Collins letter dated March 10, 2022 and the Township Zoning Officer letter dated March 10, 2022, also conditioned upon the application approval of the FEMA firm map amendment from FEMA. Substantial change in the plans due to FEMA denial, the application will be revised and resubmitted to the Township Planning Commission.

VI. Carversville Inn Land Co. – Preliminary/Final Land Development (6205 Fleecydale Road – TMP #41-004-010)

The applicant proposes to change the current use of a first-floor restaurant with (4) residential rental apartments back to a country inn with first floor 65-seat restaurant and no more than (8) inn rooms on the second and third floors, along with a 626 S.F. addition.

Rob Gundlach, Esquire, Scott McMackin, Cowan & Associates, Jessica Rice & Milan Lint, Applicant were present on behalf of the application.

Rob Gundlach gave a brief overview of the project. Rob proceed to go through his response memorandum dated March 14, 2022 in response to

the Township consultant review letters of McMahon Associates, Township Zoning Officer, Simon Collins and Wynn Associates.

All items in the McMahon associates review letter are will comply, except for a comment that gives the Township the right to reevaluate the site if the use turn into a high-end sit-down restaurant. The applicant will not agree to such an agreement. The restaurant is 65-seats which it has been and will be moving forward.

The request for turning templates we cannot comply with, as the location and layout of the existing inn and site access does not currently comply and will not change in connection with the proposed project.

All of the Township Zoning Officer comments are will comply.

All comments of Simon Collins items #1 through #22 are will comply.

Item #23 the Township Planner objects to the waiver to allow use of a NJ licensed landscape architect. The architect has extensive qualifications in the field landscape architect and is very familiar with Solebury Township. As such, there does not seem to be any reasonable basis for the Planner's objection to the Applicant's request.

Item #24 & 25 Will comply.

Item #26 The Park & Recreation Board recommended a waiver of fee in lieu.

The Wynn Associates review memo regarding parking. Since the last meeting the applicant Milan Lint has been in contact with the Carversville Church who has granted a license to ask for a longer lead time of termination which was originally 30-days and they have now asked for 6-months to allow time to find space for overflow parking.

Submission has been made to the PADEP for waiver of the planning module, we are still waiting on a response.

The Wynn Associates review memo regarding the waiver request.

Item #1B Sufficient information has been provided.

Item #1C & D Waiver request has been removed.

Item #1E The existing development has little to no additional right-of-way available to provide for any frontage improvements. If fee is required, it should be based upon the small addition and not as a piece of vacant ground.

Item #1F Applicant believes this waiver request is fully justified.

Item #1G Waiver has been removed.

Item #1K No recreation fee is imposed.

Item #1M Lighting plan has been provided with resubmission.

Item #3 Duplicative comment.

Item #4 Applicant believes this waiver request is fully justified.

Item #5 & 6 Duplicative comment.

Item #7, 8 & 9 Sight distance, profiles, and turning templates are included in resubmission.

Item #12 & 13 Streambank photos included.

Item #15 Has been included on the plan.

Item #16, 17 & 20 Duplicative comments.

Item #21 Has been included in the resubmission.

Item #23 Letter of support has been included.

Item #27 Corrected on the plan.

Item #29 Will comply.

Item #30 Disagree with comment.

Curt Genner expressed a concern with the current application deadline, suggested an extension at least through the end of May, 2022.

Rob Gundlach agreed to the extension.

Upon a Motion made by TJ Francisco, seconded by Peter Brussock the Solebury Township Planning Commission at their regularly scheduled meeting on March 14, 2022 recommended Preliminary/Final Land Development approval, conditioned upon compliance with the McMahon Associates review letter dated March 10, 2022, Wynn Associates letter dated March 10, 2022, Simone Collins letter dated March 10, 2022 and the Township Zoning Officer letter dated March 10, 2022. Gretchen Rice recused herself from the application.

VII. Alternative Energy Ordinance

The Alternative Energy Ordinance was tabled until the next scheduled meeting.

Tabled until the next meeting.

VIII. Adjournment

Upon a Motion by TJ Francisco, seconded by Gretchen Rice, the meeting was adjourned at 10:30 p.m.

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township