

# SOLEBURY TOWNSHIP PLANNING COMMISSION

April 10, 2023

## Minutes

Attendance: TJ Francisco, Lesley Marino – via zoom, Peter Brussock, Dan Fest, Keith Deussing, John Deandrea (Alternate Member), Adrian Max (Alternate Member), Eric Cohen (Alternate Member) – via zoom, Curt Genner (Township Engineer) – via zoom, Mark Roth (Township Traffic Engineer) – via zoom, Maureen Carlton, (Township Solicitor), Jean Weiss (Planning Commission Administrator), John Francis (Supervisor Liaison)

Absent: Gretchen Rice, 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 – March 13, 2023**

**Upon a Motion made by TJ Francisco, seconded by Dan Fest the Solebury Township Planning Commission approved the March 13, 2022 meeting minutes with corrections.**

### III. **Subdivision/Land Development – Natalie Hamill & Josh Perlsweig (3211 & 3175 Sugaan Rd – TMP #41-013-046 & 41-022-015-001)**

The applicant proposes to redevelop an existing residential lot for use as an accessory farm stand and cooking school to the adjacent property and consolidation of both lots.

Joe Blackburn, Esquire, Sharon Dotts, Project Engineer, Josh Perlsweig, Owner, Ian Knauer, Malaika Spencer were present on behalf of the application.

Josh Perlsweig gave a brief statement on behalf of his application and history in the community.

Joe Blackburn proceeded to give a brief overview of the revised sketch plan “plan revisions” provided to the Planning Commission in response to comments from the last meeting on March 13, 2023. Joe indicated the applicant agreed to the widening of the driveway at the entrance from the existing 13.2’ to the suggested 20’. The also shows the applicant

agreed to a berm on the eastern side of the property to shield the adjoining property from headlights streaming in their side yard.

Sharon Dotts responded to comments in Mark Roth's April 6, 2023 email responding to the plan revisions.

Joe Blackburn commented that the trash receptacle location could not be changed.

TJ Francisco asked if Mark Roth is satisfied with all the responses to his comments regarding the revised plan.

Mark Roth stated he is satisfied with the responses and the applicant agreed they will seek a revised PennDot permit.

TJ Francisco asked Maureen Carlton to report on her findings with regards to the conservation easement.

Maureen Carlton stated the conservation easement covering 3211 Sungan Road, as to whether it would allow the uses currently being proposed for 3175 Sungan Road the answer is no.

TJ Francisco questioned the terms of the conservation easement regarding any further subdivision of the property.

Maureen Carlton clarified the property is not being subdivided, the correct term is consolidated.

Keith Deussing asked what the trash enclosure is made of.

Sharon Dotts explained part of it is fencing, and part is a retaining wall that will blend into the house the fencing will have barn doors.

Dan Fest questioned if the sight lines for this property will be reviewed by PennDot and do they have the ultimate say.

Joe Blackburn confirmed that PennDot will be reviewing this from a permit standpoint and they do have the ultimately say.

Susan Bucknum, Esquire specializing in Agricultural Law gave a brief overview of state, federal and local laws pertaining to agricultural uses.

TJ Francisco asked has there been any conversation about fee in lieu of all the waivers being requested.

Curt Genner commented if the Planning Commission wishes to impose a recommendation of fee in lieu this evening, they can make that recommendation in their motion.

Ronald Norton, resident spoke in opposition of the application, in particular traffic concerns.

Nolan Trowe, resident spoke in opposition of the application.

Diane Downs, resident spoke in support of the application.

Brenden Anderson, non-resident spoke in support of the application.

Gabriel Carbone, non-resident spoke in support of the application.

Michael Grasso, resident spoke in support of the application.

Wayne McDonald, resident spoke in opposition of the application.

Julie Davies, resident spoke in support of the application.

Brett Weber, resident spoke in support of the application.

Jacklin Sofia, resident spoke in opposition of the application.

Sally Cone, non-resident spoke in support of the application.

Mark Schmukler, resident spoke in opposition of the application, in particular traffic concerns.

Sam Marlo, resident spoke in support of the application.

Michael Sofia, non-resident spoke in opposition of the application.

Nancy Lawson, resident spoke in opposition of the application.

Gary Manoff, resident spoke in support of the application.

Rich Strucker, resident spoke in opposition of the application.

Todd Zander, resident spoke in support of the application.

David Barrett, resident spoke in support of the application.

TJ Francisco commented the one item that had not been addressed yet is the concept growth of the CSA.

Joe Blackburn commented that the applicant is constrained by the approvals of the Zoning Hearing Board.

David Cabelus, resident left a message on the zoom chat in support of the application.

Maureen Carlton commented further in regards to the conservation easement, that it is at the sole discretion of the grantee and co-grantees on what is allowed within the conservation easement area.

**A motion was made by TJ Francisco and seconded by Dan Fest to recommend conditional approval of the subdivision (lot consolidation) and land development project #23-609, subject to conditional approval of requested waivers as indicated in Wynn Associates memorandum dated March 3, 2023, the widened driveway as shown on the Gilmore & Associates sketch dated March 14, 2023, all comments and recommendations in the Wynn Associates memorandum dated March 3, 2023, Simone Collins memorandum dated February 23, 2023, McMahon Associates memorandum dated March 2, 2023 and email dated April 6, 2023 and Solebury Township Zoning Officer memorandum dated March 6, 2023, and subject to Board consideration of fee in lieu of requested waivers.**

**The motion carried 7-0**

#### **IV. Adjournment**

**Upon a Motion by TJ Francisco, seconded by Keith Deussing, the meeting was adjourned at 10:00 p.m.**

Respectfully submitted,  
Jean Weiss  
Planning Commission Administrator, Solebury Township