

# SOLEBURY TOWNSHIP PLANNING COMMISSION

April 11, 2022

## Minutes

Attendance: Dan Fest, Lesley Marino, TJ Francisco, Gretchen Rice, Keith Deussing, Peter Brussock, John DeAndrea (Associate Member), 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 – February 14, 2022**

**Upon a Motion made by TJ Francisco, seconded by Lesley Marino the Solebury Township Planning Commission approved the February 14, 2022 meeting minutes.**

### III. **Alternative Energy Ordinance**

TJ Francisco asked for opinions on incentive-based initiatives promoting sustainable projects (i.e. tax abatement, permit application fees). Another option is to install penalties over time, if a resident does not transition when time for replacement of a system that no longer functions properly.

Peter Brussock confirmed that he is all for incentive-based initiatives, not for penalties.

TJ Francisco mentioned the Environmental Advisory Council (EAC) is preparing an energy transitioning plan.

Gretchen Rice suggested looking into Township assisted funding to help residents with sustainable projects.

Peter Brussock suggested utilizing the Township owned property on Lower York Road for sustainable/alternative energy demonstrations and education.

Extensive discussion was had regarding incentives to township residents for alternative energy/sustainable projects (i.e. no permit costs, tax abatement, tax assessment deduction for 5-years)

Maureen Carlton proceed to explain that a tax abatement or tax deduction would not be feasible as it would affect more than just the Township.

TJ Francisco agreed that just a 75% deduction in permit fees was not enough of an incentive to residents.

It was suggested that the Board of Supervisors consider a bond referendum for monies to be used for grants to residents for sustainable projects. It was also suggested the Board should also consider a survey to get community feedback.

TJ Francisco suggested Michele Blood and Dennis Carney prepare a report using a 75% reduction in permit and escrow fees on energy improvement project (i.e. solar, geothermal, wind etc.) in the past year to see what that aggregates in cost to the Township.

It was suggested hiring a professional consultant to evaluate applications for sustainability.

Maureen Carlton will make the suggested edits and provide a red-lined draft of the ordinance for the next meeting.

Keith Deussing asked for clarification on residential vs. commercial on the table in the ordinance.

## **V. Sign Ordinance**

Maureen Carlton explained that the sign ordinance is back in from of the Planning Commission, as there were minor corrections to clarify short term temporary signs and to solidify sign contents.

**Upon a Motion made by TJ Francisco, seconded by Keith Deussing the Solebury Township Planning Commission recommended approval of the Sign Ordinance.**

## **VI. Well Ordinance**

**Tabled until the next meeting.**

## **VIII. Adjournment**

**Upon a Motion by TJ Francisco, seconded by Gretchen Rice, the meeting was adjourned at 8:40 p.m.**

Respectfully submitted,  
Jean Weiss  
Planning Commission Administrator, Solebury Township