

# SOLEBURY TOWNSHIP PLANNING COMMISSION

May 10, 2021

## Minutes

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

Absent: Keith Deussing

### 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 & March 8, 2021

**Upon a Motion made by TJ Francisco, seconded by Dan Fest the Solebury Township Planning Commission approved the meeting minutes of February 8, 2021 and March 8, 2021.**

### III. Conditional Use Application (Samantha Cook – 6214 Sawmill Road TMP #41-002-093-003)

The applicant is seeking Conditional Use approval to allow disturbance of productive agricultural soils in excess of 20% to allow construction of a single-family residence, driveway and associated improvements.

Charlene Struthers of Cowan & Associates gave a brief overview of the project.

Curt Genner addressed the Wynn Associates review letter of May 4, 2021.

**Upon a Motion made by Gretchen Rice, seconded by Dan Fest the Solebury Township Planning Commission recommended the Board of Supervisors grant conditional use approval to plan #21-02, subject to all comments and recommendations in the Wynn Associates review letter dated May 4, 2021.**

### IV. Conditional Use Application (Joseph Palmieri & Lauri Saft – 2723 Aquetong Road TMP #41-022-026-002)

The applicant is seeking Conditional Use approval to allow disturbance of productive agricultural soils in excess of 20% to allow construction of a single-family residence, driveway and associated improvements.

Kris Reiss of Gilmore & Associates gave a brief overview of the project.

Curt Genner addressed the Wynn Associates review letter of May 5, 2021.

**Upon a Motion made by Amishi Castelli, seconded by Dan Fest the Solebury Township Planning Commission recommended the Board of Supervisors grant conditional use approval to plan #21-04, subject to all comments and recommendations in the Wynn Associates review letter dated May 5, 2021.**

**V. Revised Preliminary/Final Land Development Application (Pantera Realty, LLC Route 202 Spur (SR 202) TMP #41-028-067-003 (a.k.a. Riverview Development)**

The Applicant proposes the construction of a banquet facility, retention of an existing residential structure for use as a “bridal Suite” or reception house, and conversion of the existing barn structure for use as a restaurant.

Marc Kaplin, Esquire gave a brief overview of the revised project.

Marc Kaplin referencing the May 8, 2021 Wynn Associates review letter, stated the applicant will comply with all the review comments.

**Upon a Motion Made by Gretchen Rice, seconded by Peter Brussock, the Solebury Township Planning Commission recommended the Board of Supervisors grant preliminary plan approval and conditional final plan approval to plan #16-598 (Revised) for the Riverview Land Development plan subject to compliance with the recommendations and comments in the Wynn Associates review letter dated May 8, 2021.**

**VI. Adjournment**

**Upon a Motion by Gretchen Rice, seconded by TJ Francisco, the meeting was adjourned at 8:30 p.m.**

Respectfully submitted,  
Jean Weiss  
Planning Commission Administrator, Solebury Township