

SOLEBURY TOWNSHIP PLANNING COMMISSION

June 12, 2023

Minutes

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

Absent: None

I. **Call to Order**

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

II. **Approval of Minutes – April 10, 2023**

Upon a Motion made by TJ Francisco, seconded by Keith Deussing the Solebury Township Planning Commission approved the April 10, 2023 meeting minutes. Gretchen Rice abstained.

III. **Submission Acknowledgement – Waiver of Land Development (2744 River Rd – TMP #41-028-057 & 41-028-057-001)**

The applicant proposes to construct a cable concrete boat ramp to the Delaware River with gravel access road and turn around area for use by Bucks County and Solebury Township Emergency Services.

IV. **Carversville Inn Land Co. – Preliminary/Final Land Development (6205 Fleecydale Rd – 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 (6) inn rooms on the second and third floors, along with a 1-story addition.

Jenna Kasman, Esquire was present on behalf of the application.

Jenna Kasman gave a brief overview of the project.

The commissioners briefly went through the new renderings/changes to application.

A motion was made by TJ Francisco and seconded by Keith Deussing to recommend conditional approval of the land development project #21-606, subject to conditions as indicated in Wynn Associates memorandum dated June 6, 2023, and the Simone Collins memorandum dated June 8, 2023. Gretchen Rice abstained.

V. Zoning Ordinance Amendment Uniform System of Notice of Pending Applications and Hearings

Maureen Carlton gave the commissioners a brief overview of the ordinance amendment.

Lesley Marino asked how the change in notification be enforced.

Maureen Carlton stated the applicant will be responsible for providing proof.

Upon a Motion made by Gretchen Rice, seconded by TJ Francisco the Solebury Township Planning Commission recommended adoption of the ordinance with minor changes.

VI. Adjournment

Upon a Motion by TJ Francisco, seconded by Gretchen Rice, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township