

SOLEBURY TOWNSHIP PLANNING COMMISSION
Virtual Meeting

August 10, 2020

Minutes

Attendance: TJ Francisco, William Jordan, Peter Brussock, Gretchen Rice, Dan Fest Lesley Marino, Amishi Castelli Curt Genner, Township Engineer Joanna Waldron (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 – July, 15, 2020

Upon a motion made by Gretchen Rice, seconded by Lesley Marino, the Solebury Township Planning Commission approved the July 15, 2020 meeting minutes.

III. Conditional Use – Solebury School Wastewater Treatment Facility (6832 Phillips Mill Rd TMP#'s 41-018-079, 41-028-008 & 41-028-007

The applicant proposes to build a new wastewater treatment facility on their property in the vicinity of the existing treatment facility, on the north side of the stream located in the floodplain which will be abandoned. The effluent dispersal field of the new facility will be on the south side of the stream. The applicant is seeking approval for the needed riparian corridor crossings in Zone 1 and Zone 2.

Zach Gallagher, NSU, Sheng Chu, NSU, Mike Zavoda, NSU, Chris Hager, Langan Engineering, Vince D'Ambrosio, Solebury School, & Steve Feld, Solebury School were present of behalf of the application.

Zach Gallagher and Chris Hager gave a brief overview of the proposed project and the need for conditional use approval.

Zach Gallagher explained that the current facility on the property is reaching its life expediency and the need for a new facility, and provide them with the opportunity to construct the new facility outside the existing floodplain.

Chris Hager stated the additional benefit of the new system would be removing the current spray irrigation system that currently discharges into

the woods and an empty field, the new system would be a drip irrigation system that will discharge into the forested area on the newly acquired property.

TJ Francisco asked what the depth of the boring would be below the stream.

Sheng Chu stated the depths would be between 4-6 feet depths.

TJ Francisco asked what the overall distance from the start of the bore from outside the riparian corridor to the completion of the bore, what is the offset.

Sheng Chu stated 200-feet, which would extend 100-feet from the center of the creek.

Chris Hager commented the design was to limit as much disturbance as possible.

TJ Francisco asked if there will be tree removal as part of the project.

Chris Hager stated yes there will be tree removal, but the trees being removed are all ash trees that are dead or have fallen and part of the preliminary discussions with the Township we were asked to remove as many ash trees as possible. Nothing that is contributing to the woodland canopy is being removed.

TJ Francisco asked the timeframe for installation of the facility.

Zach Gallagher stated our goal is to get the Sewage Facilities Planning Module in to the DEP for approval as soon as approvals have been received by the Township, once the DEP receives the application it is anticipated a 6-month duration overall for the DEP permitting process. We would like to have all permits in place to break ground in the Spring March-April timeframe, and a 9-12 months overall construction period.

Curt Genner stated there are certain conditions in the C. Robert Wynn review letter dated August 5, 2020 that the Planning Commission should take into consideration before making a motion.

TJ Francisco asked what the decommissioning of the current system entails.

Vince D'Ambrosio stated that part of the project is approximately 18-months out, they have not worked out the details yet. The physical structures of the treatment facility will be demolished, the lagoon will be filled in, graded and restored.

Steve Feld stated the intention is to reclaim the area for athletic fields.

Upon a Motion made by TJ Francisco, seconded Peter Brussock, the Solebury Township Planning Commission unanimously recommended approval of the Solebury School Conditional Use application for the riparian corridor crossings in Zone 1 & Zone 2, conditioned upon recommendations and comments indicated in C. Robert Wynn Associates review letter dated August, 5, 2020 (C.U. Plan 20-1).

IV. **Act 537 Sewage Treatment Facility Planning Module Component #4A – Solebury School (6832 Phillips Mill Rd TMP#'s 41-018-079, 41-028-008 & 41-028-007**

The applicant proposes to build a new wastewater treatment facility on their property, on the north side of the stream located outside of the floodplain. The existing system located on the south side of the stream within the floodplain will be abandoned. Approval of the Planning Module Component #4A is required by the DEP.

Amishi Castelli asked if the drip irrigation system and the current sprayed irrigation will be in the same location.

Zach Gallagher stated no an alternative location was required to meet DEP requirements.

Peter Brussock asked if the discharge via ground water will discharge into the quarry pit not the creek, has that been taken into consideration.

Zach Gallagher stated they had evaluated multiple dispersal systems keeping in mind the type of underground conditions they had to work with on the property. Because of those conditions this is the system we chose for this property.

Curt Genner stated there are certain conditions in the C. Robert Wynn review letter dated August 5, 2020 that the Planning Commission should take into consideration before making a motion.

TJ Francisco asked if Langan will be maintaining the system or will Solebury School be maintaining the system themselves.

Chris Hager stated it will be up to the school but it will be potentially NSU or another provider.

Curt Genner stated that a 30-day public notification period is required as part of the modification of the Township Act 537 plan, the notification has to be advertised in the newspaper and any public comment should be reviewed and written responses provided to DEP as part of the application process.

Jean Weiss stated the 30-day public notification had been completed and no public comment had been received, a copy of the notification and newspaper proof of publication will be included in the package to the DEP.

Curt Genner wanted to point out Item #12 in the C. Robert Wynn review letter that “approval of planning modules does not guarantee or imply approval of future expansion/land development activities on the subject parcel(s)”. The new system has been designed to accommodate a pretty large expansion of Solebury School Facilities.

TJ Francisco asked if anyone from the Solebury School wanted to comment on the school’s future expansion.

Steve Feld stated the school has had a series of meeting with the Township over a period of time discussing the strategic and master plans for the Solebury School Facilities. The current strategic plan is growing the current population from current 230 to 300, that growth is entirely in the boarding population. The master plan includes a new dorm in the next few years, and includes a couple more dorms in the next 10-15 years, additional classroom space, a new student center that would replace the existing dining hall.

Upon a Motion made by TJ Francisco, Seconded by Peter Brussock the Solebury Township Planning Commission unanimously recommend approval of the Solebury School Act 537 Wastewater Treatment Facility Component 4A pursuant to item #1 of C. Robert Wynn Associates review memorandum dated August 5, 2020 and approval of planning module submission to PADEP upon completion of remaining items in C. Robert Wynn Associates memorandum dated August 5, 2020.

V. Sustainability Register

TJ Francisco stated the committee will be on the August 18th agenda to present the plan for the register and how it will impact the Township.

Kevin Morrissey stated this is an opportunity to present to the Board what the project will be for next year and justification for the budget request.

Peter Brussock stated he had added additional items “low hanging fruit” that would not require too much to bring it up to standard and added it to the executive summary.

TJ Francisco asked Kevin Morrissey if the budget and timeline is not well received by the Board is it all or nothing, or is there an opportunity to say while we recognize the need but \$100,000 is too much for next year is this just a yes or no.

Kevin Morrissey stated that you will get a sense at the Board meeting as to where the Board is going with this, and if you feel that the \$100,000 is not well received I would encourage you to consider a Plan B in terms of what you think would be still a workable situation.

VI. Adjournment

Upon a Motion by Gretchen Rice seconded by William Jordan the meeting was adjourned at 8:40 p.m.

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township

DRAFT