

SOLEBURY TOWNSHIP PLANNING COMMISSION

September 12, 2022

Minutes

Attendance: Lesley Marino, TJ Francisco, Gretchen Rice, Peter Brussock, Amishi Castelli, John Deandrea (Associate Member), Adrian Max (Associate Member), Eric Cohen (Associate Member), Kevin Morrissey (Supervisor Liaison), Maureen Carlton, (Township Solicitor), Jean Weiss (Planning Commission Administrator)

Absent: Keith Deussing, Dan Fest

I. **Call to Order**

At 7:04 p.m., the Solebury Township Planning Commission meeting was called to order.

II. **Approval of Minutes – July 11 2022**

Upon a Motion made by TJ Francisco, seconded by Gretchen Rice the Solebury Township Planning Commission approved the July 11, 2022 meeting minutes.

III. **MacAvoy Sewage Facility Planning Module (6026 Stovers Mill Rd TMP #41-001-023-004)**

The MacAvoy Property is also known as Lot #3 of the Guiliano Tract Subdivision. This application is for a proposed 6-bedroom main dwelling, a 2-bedroom guest quarters with kitchen on the second floor of a detached garage and a pool house with a convenience full bathroom.

Curt Genner gave a brief overview of the proposed application, and explained a planning module had been previously approved for this lot but with the additional 2-bedroom guest quarters (accessory dwelling unit) the Department of Environmental Protection is requiring an updated module.

Upon a Motion made by Gretchen Rice, seconded by Lesley Marino the Solebury Township Planning Commission recommended the Chair execute component 4A of the Planning Module and recommend the Board of Supervisors approve the resolution and send to the Department of Environmental Protection.

IV. Alternative Energy Ordinance

TJ Francisco asked if any Commissioners had any comments or corrections.

Gretchen Rice had a few housing keeping corrections to be made, throughout the document there are a handful of references to the Zoning Hearing Board as it relates to the conditional use process which should be changed to the Board of Supervisors. Additionally, where there is reference to special exception should be changed to conditional use.

Adrian Max and Lesley Marino each questioned the “teeth” of the ordinance to push someone to replace their heating system with an energy efficient system, there is no incentive to the property owner.

Curt Genner referencing the section on geothermal system, states in this ordinance that open-loop systems may be permitted if the open-loop system meets all other requirements of the Solebury Township ordinances affecting wells and is specifically approved by the Township Engineer. The current well ordinance specifically prohibits open-loop systems. In light of the well ordinance currently under review for amendment, the PC may want to consider a provision in this ordinance that open-loop systems would be allowed if they comply with the well ordinance.

Upon a Motion made by TJ Francisco, seconded by Peter Brussock the Solebury Township Planning Commission recommended the Alternative Energy Ordinance go to the Board of Supervisors for consideration, upon incorporating all requested modifications.

V. Adjournment

Upon a Motion by TJ Francisco, seconded by Gretchen Rice, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township