

SOLEBURY TOWNSHIP PLANNING COMMISSION

September 13, 2021

Minutes

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

Absent: None

I. Call to Order

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

II. Approval of Minutes – August 9, 2021

Upon a Motion made by TJ Francisco, seconded by Gretchen Rice the Solebury Township Planning Commission approved the meeting minutes of August 9, 2021.

III. Omnibus Zoning and SALDO Ordinance Amendment

Maureen Carlton gave a brief overview of the omnibus amendment to the Zoning and SALDO Ordinances.

Lesley Marino expressed a concern with the reference “viable vegetation” and “vegetation” that they were not consistent in E.6 (referencing Section 27-2205.1.C(1) and (2) (pages 25-26).

Dan Fest expressed his concern with the definition of “Waters of the Commonwealth”.

Maureen Carlton stated she had addressed this concern with Mark Freed and he felt comfortable with the language as is.

Upon a Motion made by Lesley Marino, seconded by TJ Francisco the Solebury Township Planning Commission agreed to recommend approval of the Omnibus Zoning and SALDO Ordinance Amendment with the suggested change of “viable vegetation” to be consistent in Section 27-2205.1.C(1) and (2) (pages 25-26).

IV. Zoning Officer Building Official Ordinance Amendment

Maureen Carlton gave a brief overview of the Zoning Officer Building Official Ordinance Amendment.

Curt Genner stated it was just to clean-up language of enforceability of various ordinances.

Lesley Marino requested clarification on page 2 Section 3, Building Code Official is sometimes capitalized and sometimes not, is there in difference meanings or should they all be consistent to avoid confusion.

Maureen Carlton stated she will make the appropriate changes.

Upon a Motion made by Gretchen Rice, seconded by TJ Francisco the Solebury Township Planning Commission recommended approval of the Zoning Officer Building Code Official Ordinance Amendment with minor changes.

V. Model Alternative Energy Ordinance/Sustainability Matrix

TJ Francisco stated that additional comments on the matrix were received earlier in the day that will be incorporated into the working draft.

Discussion on the matrix was tabled until the October 11, 2021 meeting.

TJ Francisco stated he had supplied the Committee with a high-level commentary of what he felt was important but not necessarily be represented in the Township, such as wind which may be controversial with our Bird population.

Peter Brussock expressed concern with anyone, even the professionals in the area of understanding the ordinance as it is very technical.

Discussion on the Model Alternative Energy Ordinance was tabled until the October 11, 2021 meeting.

VI. Hurricane Ida – Stormwater Management Ordinance

TJ Francisco briefly talked about some of the devastation from Hurricane Ida that affected properties and Township infrastructure, as well as many other surrounding communities.

TJ Francisco asked if Curt Genner has had an opportunity to tour the Township inspecting damage and have you seen any areas that you feel the Planning Commission should focus on in the next Comprehensive Plan or in planning over the next several years.

Curt Genner stated the intensity of the storm was reported in several areas of about 10+ inches of rain in a 5-hour period, which is immensely higher than the Zoning Ordinance for a 100-year storm event. In touring the Township after the storm I had to access a lot of the damages on culverts and roads, the worst areas are existing roads, they are historic roads that have been in place long before current zoning regulations.

VII. Adjournment

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

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township