

# SOLEBURY TOWNSHIP PLANNING COMMISSION HYBRID MEETING

October 9, 2023

## Minutes

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

Absent: Amishi Castelli, Eric Cohen (Alternate Member)

### I. **Call to Order**

At 7:01 p.m., the Solebury Township Planning Commission meeting was called to order.

### II. **Approval of Minutes – July 10, 2023**

**Upon a Motion made by TJ Francisco, seconded by Keith Deussing the Solebury Township Planning Commission approved the July 10, 2023 meeting minutes.**

### III. **Comprehensive Plan Committee Member Recommendation**

TJ Francisco recommended Peter Brussock as the Planning Commission Liaison for the Comprehensive Plan Committee.

**Upon a Motion made by TJ Francisco, seconded by Gretchen Rice Peter Brussock was recommended for the Comprehensive Plan Committee.**

### IV. **Sketch Plan Land Development – Fountainhead at Solebury (6650 Lower York Rd – TMP #'s 41-022-145, 41-022-152 & 41-022-152-001)**

The applicant proposes a mixed-unit community consisting of single-family detached cottages, multi-family units, and a clubhouse/community center.

Ed Murphy, Esquire, Greg Glitzer, Engineer, Jack Parry, Architect, Mike McCormick & Kevin McCollum were present of behalf of the application.

Ed Murphy gave a brief overview of the proposed project.

Greg Glitzer reviewed the sketch plan and gave background history of the property.

Jack Parry reviewed the architectural renderings for the proposed project.

Mike McCormick commented the active adult rentals will be owned and managed by the principal owners of Heritage Senior Living Facility. This facility will be 55 and older community.

Kevin McCollum added this is not a CCRC, there is not large entrance fee, no application to move in you rent a unit under a 1-year lease then month to month.

TJ Francisco asked if the open space area will be that be improved at all, will there be removal of the invasive species.

TJ Francisco asked what is the height of the largest building on site which appears to be the clubhouse and does that meet zoning.

Keith Deussing asked how many residents can the development hold.

Greg Glitzer explained there will be (38) apartments, (90) independent living units, and 20 cottages.

Lesley Marino asked for clarification on the parking spaces as per in the zoning officers review letter. Are you counting the garage and driveway as (2) parking spaces.

TJ Francisco asked about the underground parking spaces under the apartments, what is the depth.

TJ Francisco asked if there has been underground water testing completed yet.

Peter Brussock asked when preparing the environmental impact study, look at the Township Comprehensive Plan with regards to the sustainability aspects of the project that can be achieved.

Keith Deussing asked if there will be an inter-connection with Logan Square Shopping Center.

Greg Glitzer spoke about the concerns with access, and the discussion with PennDot on the 202 round-a-bout. We will know a lot more once a traffic impact study has been completed.

**V. Acknowledgement – Solebury School Ball Fields (6832 Phillips Mill Rd – TMP #41-018-079)**

The applicant proposes to construct a natural grass soccer field, natural grass baseball field, and the associated field amenities including the construction of a new comfort building with paving, walkways, grading and stormwater management.

**VI. Adjournment**

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

Respectfully submitted,  
Jean Weiss  
Planning Commission Administrator, Solebury Township