

**SOLEBURY TOWNSHIP PLANNING COMMISSION**  
**Virtual Meeting**

**October 12, 2020**

**Minutes**

Attendance: TJ Francisco, Keith Deussing, William Jordan, Peter Brussock, Gretchen Rice, Lesley Marino, Curt Genner, Township Engineer, Bob Wynn, Township Engineer, Joanna Waldron (Township Solicitor), Kevin Morrissey (Supervisor Liaison) and Jean Weiss (Planning Commission Administrator).

Absent: Dan Fest, Amishi Castelli

**I. Call to Order**

At 7:02 p.m., the Solebury Township Planning Commission meeting was called to order.

**II. Approval of Minutes – August 10, 2020**

**Upon a motion made by Peter Brussock, seconded by William Jordan, the Solebury Township Planning Commission approved the August 10, 2020 meeting minutes.**

**III. Conditional Use – East State Carpentry Inc. (Applicant), Third Son, LLC (Owner) 6365 Old Carversville Rd, TMP #41-002-025**

The applicant proposes to install a 14'-6" wide x 6'high aluminum gate with 6" x 6" iron gate posts within the scenic road setback of Old Carversville Road.

Mike Carr, Esquire, Adam Kotkin, Property Owner and Dale Jolliffe, Contractor were present on behalf of the application.

Mike Carr gave a brief overview of the proposed gate on Old Carversville Road that requires a scenic setback of 150 ft. The proposed gate within the scenic setback of 150 ft. requires conditional use approval.

Mike Carr asked how far the gate was from the right of way.

Dale Jolliffe stated it is 30 ft from the edge of the road.

Dale Jolliffe gave a brief description of the gate color, size and material.

Mike Carr asked if there will be any adverse environmental impact as a result from the gate.

Dale Jolliffe stated no with the gate in conjunction with the deer fencing will help protect the already installed landscaping.

Mike Carr asked if it is far enough off the road that a car and pull in, open the gate and close the gate without interfering with traffic.

Dale Jolliffe stated they gauged it upon a car and small trailer entering the property with no traffic impacts, as well as a fire truck that they had clear turning radius.

TJ Francisco asked if Curt Genner had any engineering concerns with the application.

Curt Genner stated he had prepared an engineering review memo dated October 7, 2020 addressing all the sections of the ordinance and conditional use objectives. If found acceptable by the Planning Commission I would recommend approval conditioned upon the comments in the C. Robert Wynn review memo of October 7, 2020.

Mike Carr stated that would all be acceptable and will comply.

TJ Francisco asked if there is any other work associated with the gate that you will be doing on the property.

Dale Jolliffe stated no the only other work was the plantings which have already been installed.

Curt Genner asked how much deer fencing are you going to be adding with the gate installation or is it already in place.

Dale Jolliffe stated there is some deer fencing already existing, but it will be up to the property owner if there will be additional deer fencing which we will submit a permit for with the Township.

Lesley Marino asked what proportion of the property is being installed in deer fence.

Dale Jolliffe stated the deer fencing will be around the back yard and in the front up to the gated entrance.

TJ Francisco asked if the fence post will be dug by hand or machine.

**Upon a Motion made by Gretchen Rice, seconded by TJ Francisco the Solebury Township Planning Commission recommended conditional use approval for 6365 Old Carversville Road, TMP #41-**

**002-025 Plan #20-2 conditioned upon compliance with C. Robert Wynn's review letter dated October 7, 2020.**

**IV. Aquetong Creek Drainage Basin Sustainability Water-Supply Evaluation Update**

Bob Wynn gave an overview of the sustainability water-supply evaluation prepared by Uhl & Associates, Inc. dated August 5, 2020.

Bob Wynn stated his biggest take on the report is that right now and in the past 10-years or so that the Aquetong Basin has done well, but it is approaching it's limit when you start considering drought conditions with any new development that has a large amount of water withdraw proposed. When looking at these proposals there needs to be a close examination of the effects that additional ground water use will have, and also that any proposed use looks closely at water saving/conserving devises

Peter Brussock stated in the past the Township has considered an overlay district in the Ingham Spring Contribution Area and/or the Aquetong Creek Drainage Basin to include special considerations with development to ensure protection of water supply as well as quality. The report seems to focus on quantity and not quality.

TJ Francisco asked Curt Genner if there is a way to evaluate the new proposed development along 202, what will be the impact to the aquifer.

Curt Genner stated it is part of their analysis, because it is a class 3 well they have to get approval through the DRPC as well as the DEP. As part of their application they have to demonstrate that they will not adversely impact or drawdown wells in the area.

TJ Francisco asked how closely does the DRPC and DEP review those numbers.

Curt Genner stated it is a comprehensive review.

**Upon a Motion made by TJ Francisco, seconded by Gretchen Rice the Solebury Township Planning Commission recommends the Board of Supervisors enact a water monitoring program as recommended on page #11 of the Sustainable Water-Supply Evaluation Update, Aquetong Creek Drainage Basin report prepared by UHL & Associates, Inc. dated August 5, 2020, to monitor the water quantity and quality along the 202 corridor.**

## **V. Signs – Proposed Amendment to the Zoning Ordinance**

Joanna Waldron gave a brief update on a few corrections and clarifications made within the ordinance document.

Peter Brussock expressed a concern with enforcement.

Gretchen Rice stated there is now a full time Zoning Officer, which should make things easier to enforce.

Gretchen Rice mentioned a concern Lesley Marino brought up regarding the maximum height of a free-standing sign in RA & RB Zoning District at 15 feet. Gretchen expressed supporting a maximum of 10 feet.

**Upon a Motion made by Lesley Marino, seconded by Gretchen Rice the Solebury Township Planning Commission recommended approval of the draft sign ordinance conditioned upon removal of the duplicate sentence #7 under section 2403 general rules and the change of section 2404 #2 (Freestanding Signs) RA and RB districts the maximum height shall be 10 feet.**

## **VI. Sustainability Register**

TJ Francisco asked if Curt Genner had an opportunity to review the PC matrix and Administrative matrix and do a comparison.

Curt Genner stated he had begun the process, but is not in a position to address in a public meeting tonight.

TJ Francisco gave the committee a brief explanation of the administrative matrix that was completed by Alex Nagy through Sustainable PA, which in turn will help when applying for grant monies in support of the 202 trail project.

TJ Francisco announced the Board of Supervisors is putting together a sustainability steering committee to make sure that the PC, EAC and Administration are working towards the same goal.

## **VII. Adjournment**

**Upon a Motion by TJ Francisco seconded by Gretchen Rice the meeting was adjourned at 8:15 p.m.**

Respectfully submitted,  
Jean Weiss  
Planning Commission Administrator, Solebury Township