

SOLEBURY TOWNSHIP PLANNING COMMISSION

November 8, 2021

Minutes

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

Absent: Lesley Marino

I. **Call to Order**

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

II. **Approval of Minutes – October 11, 2021**

Upon a Motion made by Dan Fest, seconded by Gretchen Rice the Solebury Township Planning Commission approved the meeting minutes of September 13, 2021.

III. **Approval of 2022 Meeting Dates**

Upon a Motion made by Keith Deussing, seconded by Dan Fest, the Solebury Township Planning Commission approved the 2022 Meeting Dates which will continue on the second Monday of each month at 7:00 p.m.

IV. **Sketch Plan – Solebury School (6832 Phillips Mill Road – TMP #41-018-079)**

The applicant is proposing to construct a three-story dormitory and a one-story service building.

Greg Glitzer, Gilmore & Associates, Vince D'Ambrosia, and Steve Feld were present of behalf of the application.

Greg Glitzer gave a brief overview of the proposed project.

Amishi Castelli asked for clarification of the 100-year & 500-year flood plain shown on the exhibit.

Amishi Castelli asked as show on the exhibit, the entire proposed dorm lies in the 500-year flood plain?

Greg Glitzer replied yes it does.

Toby Kessler gave a brief overview of the well testing and monitoring showing the recovery of the groundwater since the cease of activity at New Hope Crushed Stone Quarry.

V. Conditional Use Application – Heritage Senior Living Facility and New Cartwheel Partners (6554 thru 6558 Lower York Road – TMP #'s 41-022-144, 41-022-144-001, 41-022-144-002, 41-022-153

The applicant is proposing to construct a 92-unit, 121-bed personal care facility and mixed-use commercial building with an 8,880-sf urgent care facility and 10,560 sf retail space.

Upon a Motion made by Amishi Castelli, seconded by Gretchen Rice the Solebury Township Planning Commission tabled the application until a complete resubmission of the plans and a clear review of the project has been completed by the Township Engineer.

VI. Subdivision/Land Development – Heritage Senior Living Facility and New Cartwheel Partners (6554 thru 6558 Lower York Road – TMP #'s 41-022-144, 41-022-144-001, 41-022-144-002, 41-022-153

The applicant is proposing to construct a 92-unit, 121-bed personal care facility and mixed-use commercial building with an 8,880-sf urgent care facility and 10,560 sf retail space.

Ed Murphy, Esquire, Greg Glitzer, Gilmore & Associates were present on behalf of the application.

Ed Murphy and Greg Glitzer gave a brief overview of the proposed project.

Greg Glitzer went through the McMahon Associates (Traffic Engineer) September 1, 2021 review letter and Simone Collins (Township Planner) September 14, 2021 review letter. All comments in the reviews have been addressed.

Greg Glitzer commented that a multi-use trail was incorporated into the plan along the front of the property.

Keith Deussing asked how many retail units will be in the space with the urgent care.

Chris Chandor stated they are still waiting on a definitive answer from Doylestown Hospital as to how much of the square footage they will need for the Urgent Care.

Amishi Castelli asked how the Township Trail System is being incorporated into the project.

Greg Glitzer stated that the back parcel of the property towards the Aquetong Creek is being donated to the Township as Open Space to help in the connection of the trail. Additionally, there will be area for parking for people using the trail.

Greg Glitzer spoke about the two points of interconnection with the Logan Square Shopping Center, and the culvert to be built to access the open space parcel.

Keith Deussing asked if the access drive and parking spaces on the open space parcel is required as part of the project or is that just something being offered.

Ed Murphy stated that it was part of the negotiations with the Township for the project.

TJ Francisco asked for someone to go over the stormwater management plan for the site.

Sharon Dotts gave an overview of the stormwater management.

TJ Francisco asked if there is an opportunity to do solar power or geothermal as part of the project.

Greg Glitzer stated that they may be open to exploring some opportunities.

Curt Genner went through the list of requested waivers and the stormwater management concerns.

Zoning Hearing Board approval was granted to reduce the required number of overflow parking spaces.

Gretchen Rice expressed concern with making a recommendation on the plans with so many outstanding issues that need to be addressed. Once new plans are submitted and the Township Engineer gives a clean review Gretchen would be in a better position to make a favorable recommendation to the Board of Supervisors.

Keith Deussing asked if there are any outstanding items regarding the Traffic Study.

Ed Murphy stated that any items outstanding are will comply.

Mark Allen proceeded to go through the traffic study.

Upon a Motion made by Amishi Castelli, seconded by Gretchen Rice the Solebury Township Planning Commission tabled the application until a complete resubmission of the plans and a clear review of the project has been completed by the Township Engineer.

VII. Sustainability Matrix/Alternative Energy Ordinance

TJ Francisco stated that his top three priorities for sustainability are:

1. Updates to the SALDO with alternative technologies to be written in, which would be the alternative energy ordinance.
2. Improvements to the stormwater management throughout the Township
3. Getting outside consultants to speak to the committee at a few meetings to help us understand the reference material out there like leeds building that could be written into the SALDO.

Peter Brussock would like to focus on deer control until it is under control, consultants to help with sustainability and linking what we are working on with the comprehensive plan.

Dan Fest stated he supports the alternative energy initiative, and the deer control. He would like to get residents more involved with alternative energy, not just larger scale development projects.

TJ Francisco suggested getting the steering committee and EAC to work on getting a mailer together to educate/encourage the residents in the community to limit their carbon footprint, in preparation for the Ready 100 goals.

Amishi Castelli stated support with the alternative energy, deer management and authentic participation.

Gretchen Rice stated she supports the alternative energy and agrees with Peter that a consultant with a specific expertise to help guide the PC to develop a plan that we can be held accountable to.

Keith Deussing stated support with the alternative energy, deer management.

VIII. Adjournment

Upon a Motion by Peter Brussock, seconded by Gretchen Rice, the meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Jean Weiss

Planning Commission Administrator, Solebury Township