

SOLEBURY TOWNSHIP PLANNING COMMISSION HYBRID MEETING

November 13, 2023

Minutes

Attendance: Gretchen Rice, Lesley Marino, Dan Fest, Peter Brussock – via zoom, Amishi Castelli, John Deandrea (Alternate Member), Adrian Max (Alternate Member), Curt Genner (Township Engineer) – via zoom, Maureen Carlton, (Township Solicitor), Jean Weiss (Planning Commission Administrator), John Francis (Supervisor Liaison) - via zoom

Absent: TJ Francisco, Keith Deussing, Eric Cohen (Alternate Member)

I. **Call to Order**

At 7:00 p.m., the Solebury Township Planning Commission meeting was called to order.

II. **Approval of Minutes – October 9, 2023**

Upon a Motion made by Gretchen Rice seconded by Dan Fest the Solebury Township Planning Commission approved the October 9, 2023 meeting minutes.

III. **Preliminary/Final – 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.

Mike Bower, Apex Engineering and Steve Feld, Solebury School were present on behalf of the application.

Mike Bower gave a brief overview of the proposed project.

Mike Bower referencing Wynn Associates review memorandum dated 11/7/23 are all will comply.

Gretchen Rice referencing Item #2 in the Simone Collins review memorandum, asked if the applicant will be requesting an additional waiver from township plant materials list.

Mike Bower replied yes.

Gretchen Rice referencing Item #17 of the Simon Collins review memorandum asked Maureen Carlton for clarification whether there was an agreement in place with the Primrose Creek Watershed Association for the replacement tree contribution.

Mike Bower stated they plan on planting the 182 replacement trees on site.

Peter Brussock asked if any sustainable initiatives have been taken into consideration while planning this project.

Mike Bower explained the project itself does not have a high need for any energy, maybe just a batting cage.

Gretchen Rice asked about the maintenance of the fields are they maintained using chemicals.

Steve Feld stated he was not sure, but will follow up with the grounds department.

A motion was made by Amishi Castelli and seconded by Gretchen Rice to recommend conditional approval of the land development project #23-611, conditioned upon compliance with all applicable Township ordinances including floodplain, E & S grading, stormwater and zoning, all comments and recommendations in the Wynn Associates memorandum dated November 7, 2023, Simone Collins memorandum dated November 9, 2023, McMahon Associates memorandum dated October 4, 2023 and Solebury Township Zoning Officer memorandum dated November 7, 2023, and recommendation of the requested waivers 1A through 1M in the Wynn Associates memorandum with the addition of a waiver as detailed in the Simone Collins memorandum for the plantings.

Jean Weiss stated the Board of Supervisors will have the Farm Works Ordinance tentatively on their November 21st meeting for discussion.

IV. Adjournment

Upon a Motion by Gretchen Rice, seconded by Leslie Marino, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township