

SOLEBURY TOWNSHIP PLANNING COMMISSION

December 12, 2022

Minutes

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

Absent: Eric Cohen (Alternate Member)

I. Call to Order

At 7:03 p.m., the Solebury Township Planning Commission meeting was called to order.

II. Approval of Minutes – September 12, 2022

Upon a Motion made by TJ Francisco, seconded by Gretchen Rice the Solebury Township Planning Commission approved the September 12, 2022 meeting minutes.

III. DiNardo Minor Subdivision (Lot-Line Adjustment) – 5995 Lower York Rd (TMP #41-008-036 & 41-008036-001)

The applicant proposes to revise lot boundaries between TMP #41-008-036 and TMP #41-008-036-001 to make the parcels compliant with the Solebury Township Zoning Ordinance for proposed uses permitted by-right in the RB Residential/Agricultural Zoning District, as required by the Zoning Hearing Board decision of July 14, 2021 to resolve administrative violation notice(s)

Brendan Corrigan, Esquire, Eric Clase, Engineer, Tony & Sandra DiNardo were present on behalf of the application.

Brendan Corrigan gave a brief overview of the project.

Brendan Corrigan referencing the November 8, 2022 Wynn Associates, Inc. review letter stated all comments in the review are a will comply except for as noted in the letter, the 2 waivers that are being requested.

Eric Clase in referencing the November 8, 2022 Wynn Associates, Inc. review letter gave more in depth detail of the waiver requests pertaining to

right of way, road frontage improvements, and parks and recreation fee in lieu.

TJ Francisco asked what improvements are applicants seeking to make on this property in going through this process.

Curt Genner explained that the applicant is required to go through this process as a requirement imposed by the zoning hearing board decision to utilize the existing pool house as an accessory dwelling, which requires a minimum of 7 acres but is currently 2.286 acres. This office does not object to the waiver of park and recreation fee in lieu or frontage improvements, however it is recommended that the Township require an easement of the ultimate right of way to be dedicated to the Township for future use if needed.

TJ Francisco asked how was stormwater management improvements installed without permits.

Eric Clase explained that the DiNardo's were not aware that they needed to wait until the application was improved to install the stormwater facility. The stormwater facility was built to the specs as exhibited on the plan. Curt Genner was informed mid installation by the Zoning Officer of the work, pictures were taken for his review. It was just a misunderstanding on the DiNardo's part.

Gretchen Rice asked Curt Genner if there are any outstanding items that would require the PC to look again at this application before recommending approval other than compliance with review items.

Curt Genner stated there are no additional items that would require the DiNardo's to come back unless changes are made.

TJ Francisco asked Curt Genner if there are any concerns to be addressed other than the waivers requested.

Curt Genner stated as long as the applicant is agreeable to all the comments and recommendations in the November 8, 2022 letter then I have confidence that the items will be addressed.

TJ Francisco asked Maureen Carlton if the Solicitors office has discussed with the applicant any fee in lieu amounts for the road frontage improvements.

Eric Clase stated he will calculate a construction cost estimate value for the road frontage improvements and provide to the Township for review.

Curt Genner stated the cost estimate will be submitted to the Township prior to the Board of Supervisors meeting for consideration.

A motion was made by Gretchen Rice and seconded by Dan Fest to recommend conditional approval of the minor subdivision/lot line adjustment plan #22-607, subject to the waivers requested in Wynn Associates memorandum dated November 8, 2022 and subject to all comments and recommendation contained in that memo of November 8, 2022.

IV. 2022 Review – 2023 Priorities

TJ Francisco gave a brief overview of 2022, which a lot of time was spent on the Alternative Energy Ordinance and the sustainability initiative and feel that a lot of progress was made. It is my understanding that there will be additionally changes to the ordinance specifically pertaining to the wind portion of the ordinance.

Kevin Morrissey confirmed through analysis that additional changes are being made to the ordinance.

TJ Francisco asked for the status of hiring a consultant that will work with the various groups for next year.

Kevin Morrissey confirmed a staff member was hired for the sustainability initiative, and we are waiting to get them acclimated before moving forward with the selection of a consultant.

TJ Francisco asked when the prior comprehensive plan was done, did the work begin the year prior or the year it was to be completed. What is the process for the comprehensive plan, is the something the PC will take the lead on or will that be something the Board of Supervisors takes the lead on.

Kevin Morrissey stated the process for the comprehensive plan update will begin sometime in the beginning of next year.

TJ Francisco stated the action items looking forward to 2023 priorities, we should be looking forward to working with the Township on the comprehensive plan, analysis of the matrix, sustainability initiative/consultant, and adopting the alternative energy ordinance. Are there any items that we should be considering for next year, items that we can starting carrying as an agenda item as we did for the alternative energy, and sustainability matrix.

Gretchen Rice asked if there was an update on the Deer Management Program, would hate to see that fall off the radar.

Kevin Morrissey stated it is still an active program, and new numbers will be coming out soon.

TJ Francisco commented he would like the Township to consider streamlining the ordinances that would allow larger culvert replacements after washouts, especially after the storm in 2021.

Amishi Castelli suggested having an update on the 202 corridor projects (i.e. Heritage Senior Living, Urgent Care, 202 revitalization, 202-179 roundabout etc.)

V. Adjournment

Upon a Motion by TJ Francisco, seconded by Gretchen Rice, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township