

# SOLEBURY TOWNSHIP PLANNING COMMISSION

December 13, 2021

## Minutes

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

Absent: Amishi Castelli

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

At 7:16 p.m., the Solebury Township Planning Commission meeting was called to order.

### II. **Approval of Minutes – November 8, 2021**

**The approval of the November 8, 2021 meeting minutes was tabled until the next meeting.**

### III. **Submission Acknowledgement – Land Development Carversville Inn (6205 Fleecydale Road TMP #41-004-010)**

The applicant is proposing to return the use of the property to its historical use as a country inn (a restaurant on the first floor and eight inn rooms on the second and third floor) by constructing a small addition on the building, and in the process renovating and rehabilitating the existing improvements to bring them up to current building and ADA code compliance.

Keith Deussing acknowledged the application.

Gretchen Rice stated that she will recuse herself from the application.

### IV. **Act 537 Sewage Treatment Facility Planning Module Resolution – Riverview Land Development a.k.a. Pantera Realty (6817 Route 202 TMP #41-028-067-003)**

The applicant is proposing the construction of a 50,203 sq. ft. banquet facility, a 8,984 sq. ft. restaurant, and the existing dwelling will be renovated into a bridal house/reception suite.

Curt Genner gave a brief overview of the planning module resolution and the request for recommendation. The land development was previously approved, and that approval will not change the application was missing a few components at that time that have now been addressed.

Keith Deussing asked Curt if he had reviewed the planning module.

Curt Genner responded yes he had.

**Upon a Motion made by Gretchen Rice, seconded by Keith Deussing the Solebury Township Planning Commission unanimously recommend approval of the Riverview Land Development Act 537 Sewage Treatment Facility Planning Module Component 4A and approval of planning module submission to PADEP conditioned upon reaching an agreement on the Operations & Maintenance Agreement to the satisfaction of the Township Solicitor.**

## **V. Alternative Energy Ordinance**

TJ Francisco stated there was a sustainability steering committee meeting right after Thanksgiving and the Environmental Advisory Committee (EAC) is moving forward in drafting the energy transition plan for the township. Updates were given on what the Planning Commission would like to focus on for 2022. One thing that came out of the meeting was a suggestion on having a permanent sustainability committee in the Township.

Gretchen Rice asked what would be the qualifications for someone interested in being a part of that committee.

Keith Deussing asked if that would be the charter for the committee with enforcing the alternative energy ordinance.

Dan Fest asked if this would be in addition to a consultant.

TJ Francisco stated yes this would be in addition to a consultant.

Gretchen Rice commented that it would be better to have the consultant in place first to help with the expertise in implementing the committee.

Keith Deussing asked what action items does anyone see in the future for the committee, monthly quarterly or yearly.

TJ Francisco stated that it is unclear at this time.

Gretchen Rice stated the next step should be the Township find a consultant that can then come up with the parameters/plan for a committee and what their role will play with the planning commission and EAC.

## **VI. Adjournment**

**Upon a Motion by Gretchen Rice, seconded by Keith Deussing, the meeting was adjourned at 7:45 p.m.**

Respectfully submitted,  
Jean Weiss  
Planning Commission Administrator, Solebury Township