

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
July 15, 2015 - 4:30 P.M. WORK SESSION
Solebury Township Hall

MINUTES

Attendance: James Searing, Chair, Paul Cosdon, Vice-chair, Robert Heath, Jr., Edward McGahan, Jr. and Helen Tai. Dennis H. Carney, Manager, Gretchen K. Rice, Assistant Manager and C. Robert Wynn, Twp. Engineer, were also present.

H. Joseph Phillips and James Linske of Phillips & Donovan Architects were present to review the preliminary schematic plan of the proposed public works building. Among the issues discussed was the proposed orientation of the proposed building, proposed finished floor elevations, various options for the façade, access for trucks, traffic flow around the building and truck movements for unloading deliveries.

The proposed building would be set back approximately 120' off Sugan Road and landscaping would include use of boulders along the Sugan Road frontage in addition to installation of understory plantings similar to those at the Township Building. Efforts to keep the existing trees along the frontage are also proposed.

Questions and concerns about trucks traveling in front of the proposed building were discussed. The consultants and Mr. Carney emphasized that a circular motion for traffic is proposed in an effort to avoid potential safety issues involved with trucks and tractor trailers backing up. The consultants will look at the grades toward the back of the building to see if that part of the proposed road area can be expanded and will also look to relocate the 20 x 80 foot storage shed nearer to the proposed salt storage area.

As presently designed, one 20 ton lift is proposed. Following discussion the consultants will review the potential for two lifts, one 20 ton and one 9 ton, or at least to design for the potential addition of a 9 ton lift in the future.

Options for the façade of the building were discussed. The consultants provided an estimated cost around \$90,000 for real stone and \$46,000 for split face block. Also discussed was the possibility of using the real stone on the front of the building only resulting in an estimated cost of \$35,000 for real stone. It was recommended that alternate bids be requested so the Board has more options to consider.

Individual Board members provided final comment as follows:

Mr. Heath supports the circular motion and moving the 20 x 80 storage shed to the area near the salt storage;
Ms. Tai, while preferring that trucks not drive in front of the building, understands the reasoning and would support the concept as presented;
Mr. Cosdon questioned if the mezzanine had to be ADA compliant and what the timeframe was for starting the project - he was advised that the mezzanine did not need to be ADA compliant and a projected timeframe of 2015 was anticipated to start construction;

Mr. McGahan liked the conceptual design and footprint with an expanded road area in the back if possible;

Mr. Searing shared Ms. Tai's preference about truck traffic in front of the building but again understands the safety issues involved and agrees with widening the road area in back.

The work session ended at 6 p.m.

Respectfully submitted,
Gretchen K. Rice
Assistant Manager