

Comprehensive Plan Meeting Minutes

May 15, 2024 Meeting Minutes

Hybrid Meeting

In attendance were James Searing (Chair), Tim Luccaro (Vice-Chair), Marnie Newman, Michael Kennerley, Kay Reiss, Peter Brussock, Elaine Crooks, Zachary Zubris (Administrator/Zoning Officer), Hanna Howe (Board of Supervisors Liaison), Kevin Morrissey (Board of Supervisors Liaison)

Public: Michael Roedig (Bucks County Planning Commission, Director of Planning Services), Lisa Wolff (Bucks County Planning Commission, Senior Planner), and Deanna Miller (Bucks County Planning Commission, Planner/Recycling Program Coordinator), Edward McGahan, John DeAndrea

Absent: Eric Allen, Nancy Stock Allen

I. The meeting was called to order at 7:00 P.M. by Mr. Searing and there was a quorum.

II. Approval of Meeting Minutes

The April Meeting minutes were unanimously approved.

III. Old Business

a. Bucks County Planning Commission- Survey Questions Discussion

Mr. Roedig, Ms. Wolff, and Ms. Miller were present on behalf of the Bucks County Planning Commission (BCPC).

Mr. Searing opened the discussion and provided an overview of BCPC's draft survey. Mr. Searing suggested that the Committee build off that draft survey through the night's activity.

Ms. Reiss stated it was imperative that survey questions have usefulness.

Mr. Searing provided a proposed survey question handout and facilitated discussion for each proposed survey question.

Ms. Reiss was in favor of engaging the survey taker to answer specific reasons for why someone lives in Solebury.

Mr. Brussock was also in favor as the question went to what people value.

Mr. Luccaro suggested adding business opportunities as a reason for wanting to live in Solebury.

Ms. Newman suggested removing the answer of proximity to friends and family as that may not provide useful information.

Mr. Luccaro felt that the proximity to family and friends answer could lead to useful information. He also added that goods and services should be added as an option.

Mr. Kennerley questioned if the Township is concerned with home ownership or rentals.

Mr. Brussock felt that the question of what is important to residents should be reworded.

Mr. Luccaro suggested that the importance question could also be reframed to ask what areas deserve budget allocation.

Ms. Miller was concerned that the list for the importance question could be too long for ranking.

Ms. Newman suggested changing historic sites to historic resources for the importance question.

Mr. DeAndrea, resident, suggested scoring each topic under the importance question.

Mr. Brussock and Ms. Reiss suggested that public library be removed from the question about what is lacking from Solebury.

Ms. Reiss asked what information could be taken from the question about permitting in the Township.

Mr. McGahan, resident, stated that Township permit personnel are even-handed and wonderful to work with.

Mr. Kennerley felt that a question about permitting was important to ask.

Mr. Brussock suggest that adding recycling items that are not being picked up at the curb as a question for sufficient services.

Ms. Crooks suggested permit fees be removed from the sufficient services question.

Ms. Reiss thought it was important to find out where survey takers lived to better understand the answers to the sufficient services question.

Ms. Wolff stated a region of the Township could be linked to their answers.

Ms. Howe stated, regarding land uses, that the Township Farm Committee was not in favor of farmers markets.

Mr. Morrissey stated that there are already land use provisions for Township-owned land.

Mr. Roedig stated that the land use question should be focused on in a workshop rather than a survey question.

Mr. Searing suggested that the question be a topic for the workshops with residents.

Mr. Brussock suggested that some of the questions be put into context to consider New Hope Borough as many services overlap.

Mr. Brussock suggested that the sustainability question be geared to policies and regulations.

Mr. Luccaro stated, regarding Township support of farming and agriculture, that some farmers felt constrained by current ordinances but were appreciative of the dialogue that the Township has had with them.

Ms. Howe stated that the Township is in the midst of addressing some of the issues posed by farmers and the Farm Committee with proposed ordinances.

Mr. Searing the question of whether the Township is still supportive of land preservation.

Mr. Brussock and Mr. Morrissey both stated that the referendums on the topic indicated that there was much support for the program.

Mr. Searing stated that the topic of preserving land could still be part of the discussion as the fiscal environment is very different than it was when the previous referendums were presented to residents.

Mr. Brussock, regarding a question about the Route 202 corridor options, suggested that the Committee not ask about a potential bypass and instead seek to gain opinions about sustainable redevelopment.

Ms. Reiss suggest that the Route 202 corridor be defined.

Mr. Roedig questioned what the Committee would like from BCPC for the next meeting.

Mr. Searing stated that he would like BCPC to return with draft survey questions based upon the discussion from the night.

IV. New Business

a. Sustainability Subcommittee Representative

Mr. Brussock volunteered to attend the Sustainability Subcommittee meetings on behalf of the Comprehensive Plan Committee.

V. Public Comment

No public comment.

VI. Adjournment

Mr. Searing adjourned the meeting at 9:04 p.m.

Respectfully Submitted,

Zachary J. Zubris

Zachary Zubris
Zoning Officer/Permit Department Administrator
HARB Administrator
Solebury Township