

Comprehensive Plan Committee

September 17, 2025

Hybrid Meeting

In attendance were James Searing (Chair), Tim Luccaro (Vice- Chair), Peter Brussock, Kay Reiss, Nancy Stock Allen, Eric Allen, Elaine Crooks, Michael Kennerley, Kevin Morrissey (Board of Supervisors Liaison), Hanna Howe (Board of Supervisors Liaison), John Francis (Board of Supervisors, Zachary Zubris, John Ives, Deanna Miller (BCPC), Lisa Wolff (BCPC), Michael Roedig (BCPC), Christopher Garges (Township Manager) Thomas Comitta (Township Planner), Mark Roth (Township Traffic Engineer, Bowman).

Public: Kurt Leasure, Kevin McCollum, Frank Cosner Jr., Christopher Caputo, Amishi Castelli

Absent:

- I. **The meeting was called to order at 7:04 P.M. and there was a quorum.**
- II. **Approval of meeting minutes- July 16, 2025**

Upon a motion by Mr. Kennerley, seconded by Ms. Stock Allen, the meeting minutes were unanimously approved.

Prior to the commencement of the forum section of the meeting, Mr. Searing provided an update on the status of the plan and drafts provided by Bucks County Planning Commission. Mr. Searing also announced that there would not be an October issue forum on water resources.

III. Future of Route 202 Corridor

Mr. Searing opened the Issue Forum giving background on the purpose of the forum while talking about the community survey results.

Mr. Comitta presented an activity to those in at the meeting and on zoom to select places along Route 202 that were loved and those areas that needed to be improved.

Mr. Garges gave a presentation that discussed the overview of the Route 202 Corridor. The presentation included an overview of existing businesses and Township recreational areas/opportunities, current land development projects, and future proposals.

Mr. Roth gave a presentation on Route 202 traffic challenges, completed projects, and proposed improvements. The presentation focused on traffic light work, crosswalks, Aquetong Road intersection realignment, and potential future roundabout.

Mr. Comitta gave a presentation on the zoning districts found on the Route 202 corridor and suggested that the Township may consider Overlay districts.

IV. Public Comment & Discussion

Mr. Leasure questioned what was being done to protect historic properties at the intersection of 202 and Aquetong.

Mr. Roth provided an explanation that preliminary engineering consultants were doing research that would be considered during the process.

Mr. McCollum asked about the traffic light timing at Logan Square/202 and 202/Street Road in Lahaska.

Mr. Roth explained that Route 202 timing would take precedence over the minor collector roads.

Mr. Garges stated that the Township could speak with Buckingham Township and PennDOT for those intersections.

Mr. Searing questioned if there was a maximum capacity of daily vehicles on Route 202.

Mr. Roth stated that the maximum capacity would be greater than 18,000 cars per day.

Mr. Cosner Jr. suggested looking at alternatives to digging into rock formations.

Mr. Caputo suggested that the Township look to incorporating aesthetic design standards for developments so that there is consistency and designs can blend in better.

Mr. Leasure brought up the topic of affordable housing as something the Township should look into as it is a need.

Mr. Brussock noted that the points Mr. Comitta discussed were important to the Planning Commission such as overlay districts and redevelopment.

Mr. Allen endorsed redevelopment of the Route 202 corridor.

Ms. Reiss spoke to New Jersey's requirement for developments to provide for low-income housing and suggested that Solebury should look into incorporate a policy such as that.

Ms. Castelli questioned if information gleaned from meetings would be shared with committees and the community.

VI. Adjournment

Mr. Searing adjourned the meeting at 9:15 P.M.

Respectfully Submitted,



Zachary Zubris
Director of Planning & Zoning
Solebury Township