

Comprehensive Plan Meeting Minutes
March 20, 2024 Meeting Minutes
Hybrid Meeting

In attendance were: James Searing (Chair), Tim Luccaro (Vice-Chair), Marnie Newman, Michael Kennerley, Eric Allen, Nancy Stock Allen- via zoom, 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).

Absent: Peter Brussock

- I. **The meeting was called to order at 7:02 P.M. by Mr. Searing and there was a quorum.**
- II. **Approval of Meeting Minutes**

Upon a motion by Mr. Kennerley, seconded by Mr. Luccaro, the February 28, 2024 meeting minutes, with suggested amendments as requested by Mr. Kennerley, were unanimously approved.

- III. **New Business**

Strategic Priorities Discussion with Bucks County Planning Commission

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

Mr. Searing gave an overview regarding discussions he and Mr. Luccaro had with BCPC. He stressed that it is important for there to be a Strength/Weakness/Opportunity/Threat (SWOT) analysis to shape the process moving forward. He stressed that the meeting's purpose was to have an open discussion and build upon that.

Mr. Roedig suggested that there were two activities the Committee could do: a mapping exercise and another regarding transformation, enhancement and preservation. Mr. Roedig also stated that there should be a SWOT analysis done.

Ms. Miller gave an overview on the mapping activity. The Committee began the mapping exercise regarding preservation, transformation, and preservation (10:50-37:40).

Mr. Searing asked the question as to what the number one reason people listed for living in Bucks County.

Ms. Crooks stated that it was low crime.

Mr. Morrissey mentioned that the low crime was due to efforts to combat crime.

Mr. Searing asked about if there were other aspects that the Committee would add with regard to the mapping exercise.

Mr. Kennerley stated that recreation was well-covered and that culture was a beneficiary of an overflow from New Hope.

Mr. Searing mentioned the issue of solid waste and requested that the Planning Commission report back on the figures related to Solebury's solid waste output.

Ms. Howe asked about an arts area.

Mr. Roedig stated the BCPC would take the maps and transform it into some type of summary.

Ms. Miller and Ms. Wolff began a second exercise with regard to Solebury's SWOT analysis (48:12).

Ms. Crooks stated that Land Preservation was a strength of the Township.

Mr. Roedig questioned what percentage of the Township was preserved.

Ms. Crooks stated that about 39% was preserved.

Mr. Allen stated that safety was a strength of the Township.

Mr. Kennerley stated that communication with residents was a strength of the Township. He also mentioned that the website was much better than it had been in the past and that finances were strong.

Ms. Howe mentioned that a strength and opportunity would be parks and recreational areas.

Mr. Morrissey mentioned that walkability was an area of opportunity, even though the Township has increased the number of trails.

Mr. Allen also said walkability is a weakness.

Ms. Crooks stated that safe biking routes was an opportunity.

Ms. Stock Allen stated that parks and recreation are a strength of the Township.

Mr. Searing stated that un-preserved land could be a concern.

Mr. Luccaro stated that traffic flow and management is a concern.

Ms. Newman brought up the issue of attainable housing for future generations as a threat.

Mr. Searing and Mr. Kennerley brought up the issue of building in Solebury, including cost, time and regulations.

Mr. Allen mentioned a concern from the Environmental Advisory Council related to noise pollution, from two-cycle engines and leaf blowers, and light pollution.

Mr. Searing stated that due to the aging population, access to healthcare was a threat.

Mr. Luccaro stated that the impact of climate change is a significant issue.

Ms. Howe stated that the cost of operating farms was a threat.

Mr. Morrissey brought up the fact that State and County regulations could be problematic to the Township amending its own regulations.

Mr. Kennerley stated the issue of groundwater management could be a significant issue in the future.

Mr. Searing mentioned comments provided by Mr. Brussock, specifically climate change and small stream flooding impacts.

Mr. Luccaro spoke to the possibility of technological innovations for waste management and sustainable initiatives as an opportunity.

Mr. Kennerley mentioned the issue of bamboo enforcement being an opportunity.

Mr. Kennerley mentioned the issue of potential zoning issues as a threat, such as apartment uses.

IV. Public Comment

The Committee discussed the name for the Comprehensive Plan and decided on a working title of Solebury 2035.

Ms. Miller discussed the next meeting included survey discussion and the possibility of providing more information about workshops.

Mr. Luccaro informed the Committee of the type of survey that would be used and what limitations there would be.

V. Adjournment

Mr. Searing adjourned the meeting at 8:45 P.M.

Respectfully Submitted,



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