

SOLEBURY TOWNSHIP PLANNING COMMISSION

April 8, 2024

Minutes

Attendance: Keith Deussing – via zoom, Peter Brussock, Lesley Marino, Gretchen Rice, John Deandrea – via zoom, Dan Fest, Adrian Max (Alternate Member), Curt Genner, (Township Engineer) – via zoom, Maureen Carlton, (Township Solicitor), John Francis (Supervisor Liaison), Jean Weiss (Planning Commission Administrator)

Absent: Eric Cohen (Alternate Member), Amishi Castelli,

I. Call to Order

At 7:00 p.m., the Solebury Township Planning Commission meeting was called to order.

II. Approval of Minutes – March 11, 2024

Upon a Motion made by Gretchen Rice, seconded by Lesley Marino the Solebury Township Planning Commission approved the March 11, 2024 meeting minutes.

III. Conditional Use Application – Grace K Farm LLC (6475 Upper York Rd, TMP #41-013-038)

The applicant proposes to run underground electrical service from the street through Zone 1 & Zone 2 of the riparian corridor to the two residential dwellings on the property for electrical service and generators.

Tim Duffy, Esquire and Chris Green, Gilmore & Associates were present on behalf of the application.

Tim Duffy gave a brief overview of the proposed project.

Lesley Marino asked what is the alternative energy source for the generators, is there a propane source.

Chris Green confirmed there are (2) propane sources on the property (1) for each of the generator units.

Curt Genner asked if there was enough coverage to cross over the pipe or will there be a need to go under the pipe.

Chris Green responded that if there is not enough coverage to go over the pipe then they will propose to attached the conduit to the stone structure.

John Deandrea asked why the trenching be routed under the driveway, is it tying into a utility pole. And couldn't it be trenched around the driveway.

Curt Genner requested clarification on the electrical service, are the current overhead lines being replaced underground.

Lesley Mariano asked what size conduit is required to run electrical service from the pole to the house, is a 2-3-inch conduit acceptable.

Curt Genner stated it's typically 3-4 inches.

Chris Green proceeded to review the comments in the March 7, 2023 Wynn Associates review memorandum.

Tim Duffy confirmed they are all a will comply.

Moira McClintock, resident had a few concerns with the application. Moira stated the cottage is 5-feet from the property line. She would like some guarantees that there will not be any disturbance on the adjoining property.

Peter Brussock asked what permits/inspections or oversight is in place to guarantee that disturbance will not encroach onto the neighboring property.

Curt Genner explained the project does not require grading, but they will need building permits that will require inspections.

Maureen Carlton commented that the Township cannot impose on a property owner that they must do work within a certain feet from the property line, that as long as they are within their property boundary they are within their right to do the work. The alternative would be to ask their neighbor for permission to encroach on their property.

Peter Brussock suggested having it on the play that why there is no mistake where the property line is and where they are allowed to work.

Brad Livezey, resident expressed his concern as well with encroachment onto his property.

A motion was made by Lesley Marino and seconded by Gretchen Rice to recommend conditional approval of the conditional use application project #CU 24-1, subject to Wynn Associates memorandum dated March 7, 2024, Solebury Township Zoning Officer memorandum dated April 2, 2024, and subject to the boundary line delineation “flagging of the property line in the rear of the cottage” for construction purposes as to not encroach on the adjoining property, and noted as such on the plan.

The motion carried 5-0

IV. Comprehensive Plan

Peter Brussock gave a brief overview of the Comprehensive Plan Committee meeting the committee is still working on the survey questions.

V. Adjournment

Upon a Motion made by Lesley Marino, seconded by Gretchen Rice the meeting was adjourned at 7:45 p.m.

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township