

# SOLEBURY TOWNSHIP PLANNING COMMISSION

July 22, 2024

## Minutes

Attendance: Keith Deussing – via zoom, Peter Brussock, Lesley Marino, Dan Fest, Gretchen Rice, John Deandrea, Adrian Max (Alternate Member), Curt Genner, (Township Engineer) – via zoom, Mark Freed, (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 – June 24, 2024**

Upon a Motion made by John Deandrea, seconded by Lesley Marino the Solebury Township Planning Commission approved the June 24, 2024 meeting minutes. Dan Fest abstained

### III. **Act 537 Sewage Facilities Planning Module (3112 Creamery Rd, TMP #41-013-040-001) – Accessory Dwelling Project**

Mark Freed gave a brief overview of the project.

Brett Webber, Architect was present on behalf of the application.

Jean Weiss gave a brief overview of the project.

The applicant is building a second dwelling unit on the property and received zoning hearing board approval to meet the property acreage requirement. As a requirement of the PADEP they are required to submit a sewage facility planning module, that is reviewed by the Township and Bucks County Board of Health for approval.

Brett Webber confirmed the new septic system will be for the new dwelling and both the existing dwelling and proposed dwelling will share the existing well on the property.

A motion was made by Gretchen Rice and seconded by Dan Fest to recommend the Board of Supervisors approve the sewage facility planning module for 3112 Creamery Rd, TMP #41-013-040-001 and authorize the appropriate officials to execute the documents.

The motion carried 6-0

**IV. Good Hope Realty Associates Sketch Plan (6542 Lower York Rd, TMP #41-022-143-001)**

The applicant proposes a 3,425 S.F. Chase Bank with drive up ATM and drive-through lanes.

Peter Brussock gave a brief overview of the proposed project.

Bruce Goodman, property owner, John VanLuvanee, Esquire, Gary Tilford, Engineer were present of behalf of the application.

Bruce Goodman presented renderings of other projects throughout Bucks and Montgomery Counties that they have work on in the past.

Bruce Goodman presented the proposed sketch plan.

The Planning Commission proceeded to review comments of the 7/2/24 Bowman memo, 7/11/24 Simone Collins memo, 7/19/24 Township Zoning Officer memo and 7/19/24 Wynn Associates memo.

Peter Brussock expressed a concern with the traffic lights at the Logan Square Shopping center and Shire Drive specifically with the timing.

The Planning Commission commented on the alternative suggestion in Bowman's 7/2/24 memo to change the main access to Logan Square and realign it with Shire Drive.

Dan Peel expressed concern with the suggested changes to the entrance of Logan Square, there are issues with steep slopes not to mention the HOA would never be in favor of signing off on this concept or any of the 50+ condo owners that would need to sign off as well.

Peter Brussock asked if any environmental testing/studies have been completed on the property.

**V. Comprehensive Plan Update**

Peter Brussock gave a brief update on the Comp Plan on finalizing the survey questions and the next steps with scheduling the first workshop.

Jean Weiss commented that the first workshop is scheduled for Wednesday 9/25/24 at 7:00 p.m. at the New Hope Eagle Fire Company.

**VI. Redenbaugh Conditional Use Application Acknowledgement (2331 Aquetong Rd, TMP #41-022-167)**

The applicant proposes use of the property as a Bed and Breakfast/Short Term Lodging Facility.

**VII. Adjournment**

**Upon a Motion made by Gretchen Rice, seconded by Lesley Marino the meeting was adjourned at 8:30 p.m.**

Respectfully submitted,  
Jean Weiss  
Planning Commission Administrator, Solebury Township