

SOLEBURY TOWNSHIP PLANNING COMMISSION

September 23, 2024

Minutes

Attendance: Peter Brussock, Lesley Marino, Dan Fest, Gretchen Rice, Amishi Castelli, John Deandrea, Adrian Max (Alternate Member), Steven Baluh (Township Engineer) – via zoom, Mark Freed, (Township Solicitor), John Francis (Supervisor Liaison), Jean Weiss (Planning Commission Administrator)

Absent: Eric Cohen (Alternate Member), Keith Deussing

I. **Call to Order**

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

II. **Approval of Minutes – July 22, 2024**

Upon a Motion made by Lesley Marino, seconded by Gretchen Rice the Solebury Township Planning Commission approved the July 22, 2024 meeting minutes.

III. **Natalie Hamil/Perlsweig Conditional Use Application (3175 and 3211 Sugan Rd, TMP #41-015-001 & 41-013-046**

Applicant proposes to use the existing structure at 3175 Sugan Rd as an accessory dwelling for agricultural workers.

Ed Murphy, Esquire and Josh Perlsweig were present on behalf of the application.

Ed Murphy gave a brief overview of the proposed accessory dwelling for agricultural workers use for the existing structure.

Gretchen Rice asked how many workers will be living in the dwelling.

Josh Perlsweig stated it is a 1-bedroom apartment which will be occupied by 1-person.

Lesley Marino asked for clarification on all uses of the structure in question.

Josh Perlsweig stated the uses are the same as what was approved by the Zoning Hearing Board, farm market/CSA pickup, cooking classes,

farm to table dinners, etc. now including the proposed 1-bedroom apartment.

Mark Schmukler gave a 3-minute comment in opposition of the application.

Ron Norton gave a 3-minute comment in opposition of the application.

Malika Spencer gave a 3-minute comment in support of the application.

A motion was made by Gretchen Rice and seconded by Dan Fest to recommend approval of the Hamil/Perlsweig conditional use project #24-4, subject to compliance of Solebury Township Zoning Officer memorandum dated September 18, 2024.

The motion carried 6-0

IV. William Hargreaves & Kathryn Fernandez Conditional Use Application (2511 Aquetong Rd, TMP #41-022-186)

The applicant proposes to construct an access driveway on the property that will cross the Aquetong Creek.

Mark Eastburn, Esquire, William Hargreaves and Jason , P.E. were present on behalf of the application.

Mark Eastburn gave a brief overview of the project.

Mark Eastburn explained that it is the property owner's intension to subdivision the property in the near future. The reason for needing the driveway off of Aquetong Rd.

Mark Freed asked if the applicant has submitted an existing resource and site analysis report. Mark Freed noted that there was a 2-page supplemental narrative submitted but no plans attached. Also noted was the request from the Township Engineer for an environmental impact analysis report, is that something you have as well.

Jason replied, no that is not something we have. In our opinion we feel it should not be required unless determined by the Board of Supervisors, if it is something they determine they want, then we will provide it.

Peter Brussock commented the Aquetong Creek is a high-quality stream, you have indicated the minimal possible disturbance and the PC would like to see a more detailed plan with the limit of disturbance and limits of work more clearly shown. There is a concern with the box

culvert rather than open bottom. It is necessary for an environmental assessment impact report to be done for this project.

Dan Fest asked what the applicant's goal is for this project, knowing there is zoning relief that is needed for this project.

The applicant agreed to provide the additional information as requested in the Township Engineer review memorandum dated September 17, 2024.

Peter Brussock additionally asked for an alternative to the box culvert design.

The application was tabled to a future meeting.

v. David Redenbaugh Conditional Use Application (2331 Aquetong Rd, TMP #41-022-167)

Applicant proposes use of the property as a Bed and Breakfast/Short Term Lodging Facility

Alex Glassman, Esquire was present on behalf of the application.

Alex Glassman gave a brief overview of the project.

Alex Glassman commented that the original septic system was approved for a 3-bedroom single family dwelling. Mr. Redenbaugh was advertising the dwelling as a 5-bedroom, which it currently is. The addition that was completed back in the 80's for the additional 2 bedrooms clearly was not properly permitted with the Board of Health for the 5-bedrooms. It has been made clear by the Board of Health that if the dwelling was to be used/advertised the septic system would need to be updated for a 5-bedroom capacity.

Mark Freed asked for clarification, so the dwelling is currently a 5-bedroom, but your client is willing to advertise for a 3-bedroom rental. Would there be a willingness to only advertise for a maximum of 26-weeks per year.

Alex Glassman stated he will discuss with his client, but does not see a problem with the stipulations.

A motion was made by Amishi Castelli and seconded by Gretchen Rice to recommend approval of the Redenbaugh a.k.a. Mountain House conditional use project #24-2, subject to compliance of Wynn Associates memorandum dated August 7, 2024 and Solebury Township Zoning Officer memorandum dated August 13, 2024 conditioned advertising as a 3-bedroom

dwelling, maximum of 8-people and cannot be offered as a rental for more then 26-weeks in a calendar year.

The motion carried 6-0

VI. Comprehensive Plan Update

Peter Brussock gave a brief overview of the committee's progress. Peter expressed concern with the demographics with what has been received so far with the survey results.

It was suggested a door-to-door approach to encourage residents to take the survey.

The first community outreach meeting is next Wednesday 9/25/24 at 7:00 p.m. at New Hope Eagle Fire Company.

VII. Agricultural Accessory Use Ordinance

Graham Phillips, Solebury Township Farm Committee was present on behalf of the proposed ordinance.

Graham Phillips gave a brief overview of the proposed ordinance and the desire to bring the Township ordinance into compliance with State regulations – right to farm act for agricultural activities.

Amishi Castelli questioned the special events and the number of events in a year.

Gretchen Rice asked how they came up with the trigger of 100 attendees requiring a zoning permit.

Graham Phillips stated there is a formula, but was not sure what it was at that time. It mainly has to do with parking availability.

Peter Brussock questioned the need for a zoning permit and why not just a notice of event.

Lesley Marino asked for clarification on the permit for special events with over 100 guests, it that just a requirement of this ordinance or is that a requirement from something else.

Graham Phillips stated it is a way of keeping entertainment venues from coming into the Township and trying to have events under the right to farm ordinance.

Mark Freed questioned the need for adding the zoning permit requirement.

Graham Phillips stated it was meant to make sure it was limited in scope.

Josh Perlsweig added additional clarification on the special events.

A motion was made by Gretchen Rice and seconded by Dan Fest to recommend the Board of Supervisors adopt the Agricultural Accessory Uses Ordinance Amendment conditioned upon the removal of the zoning permit requirement for special events and replaced with written notification.

The motion carried 6-0

VIII. Uniform Notice Ordinance Amendment

Mark Freed gave a brief overview of the ordinance amendment.

A motion was made by Gretchen Rice and seconded by Amishi Castelli to recommend the Board of Supervisors adopt the Uniform System of Notice of Pending Applications and Hearings Ordinance Amendment as written.

The motion carried 6-0

IX. Adjournment

Upon a Motion made by Gretchen Rice, seconded by Lesley Marino the meeting was adjourned at 9:00 p.m.

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township