

SOLEBURY TOWNSHIP PLANNING COMMISSION

February 24, 2025

Minutes

Attendance: Peter Brussock, Lesley Marino, Dan Fest, Gretchen Rice, John Deandrea, Adrian Max, Lia Mandaglio (Alternate Member), Curt Genner, (Township Engineer), Mark Freed, (Township Solicitor), John Francis, (Supervisor Liaison), Jean Weiss, (Planning Commission Administrator)

Absent: 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 – November 25, 2024 & January 27, 2025**

Upon a Motion made by Adrian Max, seconded by Lesley Marino the Solebury Township Planning Commission approved the November 25, 2024 meeting minutes.

Upon a Motion made by Gretchen Rice, seconded by Adrian Max, the Solebury Township Planning Commission approved the January 27, 2025 meeting minutes.

III. **Good Hope Realty Associates a.k.a. Chase Bank Preliminary/Final Land Development Application (6542 Lower York Rd, TMP #41-022-143-001 & 41-022-143**

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

John McShea, Esquire, Bruce Goodman and Gary Tilford were present on behalf of the application.

John McShea gave a brief overview of the project and the waivers being requested and the addition of an 8 ft. wide trail easement.

John McShea stated all comments in the Wynn Associates memorandum dated February 21, 2025 are will comply. Comments in the Simone Collins memorandum dated February 24, 2025 are will comply except for two outstanding issues which are the Environmental Impact Assessment report and Parks & Recreation fee in-lieu.

Curt Genner commented the applicant made a good faith effort in addressing previous comments from the Planning Commission for example there are now roof top solar panels, the trail is put in along Shire Ln and the stormwater management has been addressed with rain garden facilities. There has been a good attempt to comply with pretty much everything that has been requested.

Bruce Goodman gave a power point presentation of the project site layout and renderings of the structure and sign.

Gary Tilford commented on the waiver request of the Environmental Impact Assessment Report which is a requirement of the Zoning and SALDO Ordinances. The applicant applied to the Zoning Hearing Board for a variance of the requirement and the Board took the position they would rather the Board of Supervisors address the request as a waiver of the SALDO.

Curt Genner commented on the waiver request for Parks & Recreation land. If you do the calculations it requires 2000 s.f. of recreation land the applicants claim is that they are putting in the trail which is greater than 2000 s.f. of potential recreation facilities and that will be in an easement that gets granted to the Township.

John Deandrea asked for clarification on the impervious calculations.

A motion was made by Dan Fest and seconded by Gretchen Rice to recommend preliminary/final land development with requested waivers as well as the conditional use subject to the Township Zoning Officer's memorandum dated February 19, 2025, Wynn Associates memorandum dated February 21, 2025, Simone Collins memorandum dated February 24, 2025 and conditioned upon a summary EIA be prepared and Park & Recreation address whether the proposed trail is sufficient as a fee in lieu.

IV. Good Hope Realty Associates a.k.a. Chase Bank Conditional Use Application (6542 Lower York Rd, TMP #41-022-143-001 & 41-022-143

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

John McShea, Esquire, Bruce Goodman and Gary Tilford were present on behalf of the application.

v. 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 – via zoom, William Hargreaves and Jason Korczak, P.E. were present on behalf of the application.

Mark Eastburn gave a brief overview of the project and commented on the sticking point from last month’s meeting with the review letters from the Township Zoning Officer and Township Engineer pertaining to the zoning relief needed to permit disturbance of natural resources for construction of the bridge. There was a misinterpretation of the ordinance that we were under the impression it could be resolved through a conditional use, but ultimately will need to be addresses by the Zoning Hearing Board.

Lesley Marino asked if there are any items in the most recent reviews letters that still need to be addressed.

Jason Korczak commented there are a number of permits that will need to be obtained NPDES, grading permit, buck’s county conservation district etc.

A motion was made by Gretchen Rice and seconded by Lesley Marino to recommend conditional use approval subject to the Township Zoning Officer’s memorandum dated January 22, 2025 and Wynn Associates memorandum dated December 30, 2024.

vi. Alternative Energy Ordinance

The Solebury Township Planning Commission reaffirmed their motion from the January 27, 2025 meeting as illustrated below.

A motion was made by Dan Fest and seconded by John Deandrea to recommend the Board of Supervisors adopt the Alternative Energy & Passive Energy Zoning Ordinance as written with tables.

VII. Comprehensive Plan Update

Peter Brussock gave an overview of the last comp plan meeting. Beginning in April the comp plan committee will begin holding forums for each topic of focus i.e. sustainable farming, preservation, hazard mitigation etc. The Planning Commission has been assigned the 202 Corridor topic, which will be presented in September/October 2025. Peter asked who would like to participate in the presentation sub-committee. Lesley Marino, Gretchen Rice and Lia Mandaglio volunteered to be a part of the 202 Corridor presentation sub-committee.

VIII. Adjournment

Upon a Motion made by Gretchen Rice, seconded by Lesley Marino the meeting was adjourned at 8:07 p.m.

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township