

SOLEBURY TOWNSHIP PLANNING COMMISSION

November 25, 2024

Minutes

Attendance: Peter Brussock, Lesley Marino, Dan Fest, Gretchen Rice, John Deandrea, Adrian Max (Alternate Member), Curt Genner, (Township Engineer), Mark Freed, (Township Solicitor), Mark Roth, (Township Traffic Engineer) – via zoom, Pankaj Jobanputra, (Township Planner) – via zoom, John Francis (Supervisor Liaison), Jean Weiss (Planning Commission Administrator), Dudley Rice, (Parks & Recreation Director)

Absent: Keith Deussing, 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 – October 28, 2024**

Upon a Motion made by Gretchen Rice, seconded by Lesley Marino, the Solebury Township Planning Commission approved the October 28, 2024 meeting minutes.

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

The applicant proposes a 3,424 S.F. Chase Bank with drive up ATM and drive-through lanes.

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

John VanLuvanee gave a brief overview of the request for a waiver of land development and amended conditional use application.

Bruce Goodman proceeded to go over the land development plans and building renderings in a power point presentation.

Gary Tilford referencing Wynn Associates, Inc. memorandum dated 11/20/24, stated if the Township approves all requested waivers then the rest of the items are will comply.

John VanLuvanee stated that if the Township is not going to grant a waiver of land development, then we are asking for preliminary/final land development approval with the requested list of waivers.

John VanLuvanee stated the consultants with respect to traffic that the we are going to reduce the number of vehicles from what we have now significantly and we are not changing any access points, so there is no reason to do an impact study to tell us something we already know.

Lesley Marino asked what data is there supporting there will be less of an impact on traffic.

John VanLuvanee stated the review letter from the Township Traffic Engineer if I read it correctly stated the number of vehicle trips is going to be reduced from the car wash to the bank.

Gretchen Rice asked reduced to what, what is going to be the threshold.

John VanLuvanee stated the existing use, the number in vehicle trips from one use to the other.

Lesley Marino asked Mark Roth, Township Traffic Engineer to summarize the Bowman memorandum dated 11/23/24.

Mark Roth commented the applicant if paraphrasing the review letter, that the review does not state that it would be a significant decrease. The applicant has stated that it would be a significant decrease. I am asking the applicant to prove to me and the Township that is in fact the case. I am not asking for a traffic impact study, I am asking for a level of service analysis.

Lesley Marino asked if a trip generation study was conducted, would that satisfy Wynn Associates, Inc. memorandum item #1.

Curt Genner stated item #1 is a zoning ordinance requirement that they have to confirm a level of service "C" or better, unless they have a level of service "C" or better they would not address that zoning requirement.

Lesley Marino asked that procedurally would a trip generation study showing they reduced the amount of traffic.

Curt Genner commented there would be additional steps to determine the level of service.

John VanLuvanee stated they would have to do the study on the entire shopping center.

John Deandrea stated there is approximately 7,250 square feet of impervious reduction, it looks like you are tying into the existing stormwater management.

Gary Tilford gave a brief overview of the existing stormwater management system.

John VanLuvanee commented that a stormwater study is not necessary for a site that is already existing, this is not a new land development.

Curt Genner asked why the trail extension on the sketch plan was remove on the current plans.

Bruce Goodman stated that both the condo association and the Board of Supervisors did not want it.

Mark Freed expressed a concern with the stacking and drive through lane from a conditional use standpoint. That the stacking and drive through lane cannot be between the front of the building and the front yard lot-line.

Peter Brussock expressed a concern with the discrepancies and inconsistency with the plans and what is being proposed.

The applicant left the meeting.

Peter Brussock asked record to reflect, the Planning Commission will wait for the applicant to provide the requested information and then appear before the Planning Commission at a future meeting.

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 3,424 S.F. Chase Bank with drive up ATM and drive-through lanes

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

The applications were tabled to a future meeting.

V. Comprehensive Plan Update

Peter Brussock asked if the Planning Commission members had received the survey results.

John Deandrea commented a resident at the Board of Supervisors meeting offered to pay for the installation of pickle ball courts at the Solebury Greene property.

Peter Brussock gave a brief overview of the last comprehensive plan committee meeting and the quest in keeping with the current vision statement.

VI. Park & Recreation, Open Space & Trail Comprehensive Plan Update

John Deandrea gave a brief update on the park & recreation, open space & trail comprehensive plan. The committee reviewed (3) proposals to work with the committee as a consultant for the plan.

Dudley Rice stated the committee gave a recommendation to the Board of Supervisors, who appointed Gilmore & Associates, Inc. as the consultant. All information was provided to DCNR as a requirement of the grant, and they have approved Gilmore & Associates, Inc. as consultant.

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