

# SOLEBURY TOWNSHIP PLANNING COMMISSION

October 28, 2024

## Minutes

Attendance: Peter Brussock, Lesley Marino, Dan Fest, Gretchen Rice, Amishi Castelli, John Deandrea, Keith Deussing – via zoom, Adrian Max (Alternate Member), 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 – September 23, 2024**

**Upon a Motion made by John Deandrea, seconded by Lesley Marino, the Solebury Township Planning Commission approved the September 23, 2024 meeting minutes.**

### **III. Alternative Energy Ordinance**

Erin Gross from Thomas Comitta Associates, Inc., consultant for the Township gave an overview presentation on the background on the Alternative Energy Ordinance.

Peter Brussock asked if the we really are saying that we are providing for alternative energy systems and facilities to reduce greenhouse gas emissions. It's not just petroleum, it would make sense to look at it holistically.

Peter Brussock also questioned wood-fired boilers and how that fits into the alternative energy system in the context in the ordinance.

John Deandrea questioned the table of use with solar being a permitted accessory use, while geothermal is a conditional accessory use.

Peter Brussock stated there is not a lot of incentivizing, but we are restricting everything. We are incentivizing to the point where if someone was not part of the process they would pick this up and say why would I go here.

Peter Brussock questioned the open loop systems for geothermal and why they are prohibited, yet does not give a reason why. In the literature there are pro's and con's, but there are definitely benefits especially for larger farms.

#### **IV. Electric Vehicle Charging Ordinance**

**A motion was made by Lesley Marino and seconded by Gretchen Rice to recommend the Board of Supervisors adopt the EV Charging Zoning/SALDO Ordinance as written.**

**John Deandrea abstained from the vote, he is not in favor of the 5% minimum required spaces for EV Charging Stations.**

**The motion carried 5-1**

#### **V. 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.

#### **VI. 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