

BEFORE  
SOLEBURY TOWNSHIP BOARD OF SUPERVISORS

IN RE: Regular Meeting

- - - -

TUESDAY, JUNE 20, 2017

- - - -

A public meeting was held at the  
Solebury Township Hall, 3092 Sugan Road,  
Solebury, Pennsylvania, 18963, commencing at  
7:08 p.m. on the day and date above set forth,  
before Kate Regensburger, Professional Reporter  
and Notary Public in and for the Commonwealth of  
Pennsylvania.

- - - - -

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## 1 BOARD OF SUPERVISORS:

2 Kevin Morrissey, Chairman

3 Helen Tai, Vice-Chair

4 Noel Barrett

5 Paul Cosdon

6 Jim Searing

7  
8  
9 ALSO PRESENT:

10 Michele Blood, Finance Director

11 Bob Wynn, Engineer

12 Jordan Yeager, Solicitor

13  
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1                               - - -

2               Recitation of the Pledge of Allegiance

3                               - - -

4               MR. CHAIRMAN: May I have a motion to  
5 approve the bills payable for June 1 and June  
6 15?

7               MR. SEARING: So moved.

8               MR. COSDON: Second.

9               MR. CHAIRMAN: Public discussion? Ayes?

10              BOARD MEMBERS: Aye.

11              MR. CHAIRMAN: Passed unanimously.

12              May I have a motion to approve the  
13 minutes for May 18, 2017?

14              MR. BARRETT: So moved.

15              MR. COSDON: Second.

16              MR. CHAIRMAN: Supervisor comments?

17              MR. COSDON: Yes. Even though I  
18 seconded the motion offered by Mr. Searing  
19 concerning the multi-purpose field, I did not  
20 vote in favor of it. While discussion was  
21 proceeding, I had second thoughts concerning two  
22 residents paying over half the cost of this  
23 multi-purpose field while the township had the  
24 funds available to pay for it entirely. The  
25 Chair did not ask for opposing votes; therefore,

1 I would ask that the minutes reflect my nay  
2 vote, which was not asked for.


3 MR. SEARING: Noel, are you okay with  
4 that?

5 MR. BARRETT: Yeah.

6 MR. SEARING: I am, too.

7 MR. CHAIRMAN: Any other comments?  
8 Comments from the public? Ayes?

9 BOARD MEMBERS: Aye.

10 MR. CHAIRMAN: Nays? Passed  
11 unanimously. Prior to the meeting, we had an  
12 executive session where we did discuss personnel  
13 issues, as well zoning and hearing issues  
14 involving 2040  Covet Bridge Road in New

15 At this point, I'd like to announce  
16 Gretchen Rice's retirement. She's been here for  
17 25 years with Solebury Township, and she'll be  
18 retiring at the end of June. During this time,  
19 she has filled many roles. Currently, she is  
20 assistant township manager, secretary treasurer,  
21 and right-to-know officer. In the recent past,  
22 she also had the responsibility of zoning  
23 officer. That is officially.

24 Informally, she provided support in many  
25 areas of the township. Gretchen will be missed,

**Helen Tai**  
**Sticky Note**

220 Covered Bridge

1 but I am excited for her as she opens up a new  
2 chapter in her life.

3 With the retirement of Gretchen Rice,  
4 the board must appoint three-vacated position,  
5 treasurer, secretary, and right-to-know officer.  
6 These positions are required by the Solebury  
7 Township Code, which we adhere to. May I have a  
8 motion to appoint Dennis H. Carney, Township  
9 Manager, as Township Secretary?

10 MS. TAI: Before we do that, I would  
11 like to make a comment. I just wanted to  
12 publicly thank Gretchen for her 25 years of  
13 service. It's not an easy job that she has as  
14 head of zoning officer often telling r  
15 what they didn't want to hear, and she  
16 been very very helpful to me whenever I had a  
17 question. I just want to thank her and wish her  
18 a happy retirement.

19 MR. CHAIRMAN: Are there any other  
20 comments?

21 MR. SEARING: I'd like to add my  
22 congratulations to Gretchen on her career and  
23 long service to the township. Gretchen was the  
24 person who had the long-term memory of why we're  
25 doing what we're doing. There's always another

Helen Tai  
Sticky Note

cross off

other

1 story whenever we're enacting anything. There  
2 always a long tale on these things. Gretchen  
3 was the person who had that organizational  
4 memory. It's so important to know what the  
5 context is for the decisions we make.

6 In addition, she had a thankless task.  
7 Successive boards of supervisors make decisions  
8 and put in restrictions that are by their nature  
9 generic. They can't fit to every property, and  
10 she had to be the person who did not enact  
11 these, but had to interpret and sometimes  
12 enforce and certainly inform residents of the  
13 issues they were having and taking actions they  
14 were considering. That's a really difficult  
15 task, and I think she did it very well.

16 MR. CHAIRMAN: Any other comments?

17 MR. COSDON: Yes. This is a landmark  
18 meeting for me. It's the first meeting that  
19 I've attended since 2006 as a resident, member  
20 of the planning commission, or as a supervisor  
21 where Gretchen or Dennis Carney has been  
22 present. Dennis will be back next month.  
23 Gretchen will not. If I ever needed an answer,  
24 Gretchen was the go-to-person. If she didn't  
25 have the answer off the top of her head, she

1 knew where to find it. Often, if I popped into  
2 her office and would ask her a question and she  
3 had to look it up, the answer was waiting for me  
4 before I got home. Gretchen we'll miss your  
5 long-time service to the township as well as  
6 your knowledge. Enjoy your retirement. Stay  
7 healthy and find other things to occupy your  
8 time. Do what you want to do and not what  
9 others demand of you. Good luck and best  
10 wishes.

11 MR. CHAIRMAN: Anyone else? Comments  
12 from the public? May I have a motion to appoint  
13 Dennis H. Carney, Township Manager, as Township  
14 Secretary?

15 MR. COSDON: So moved.

16 MR. BARRETT: I'll second.

17 MR. CHAIRMAN: Ayes?

18 BOARD MEMBERS: Aye.

19 MR. CHAIRMAN: Discussion from the  
20 supervisors? Discussion from the public?

21 AUDIENCE MEMBER: May I ask how many  
22 positions Dennis is now holding? Do you think  
23 you might be putting too much authority in his  
24 hands alone? Isn't that the job of the  
25 supervisors to do some of this?



1 MR. YEAGER: The township secretary is  
2 traditionally an appointed role in second-class  
3 townships, as Solebury is, and it's frequently  
4 held by the township manager.

5 THE WITNESS: That wasn't my question.  
6 My point was -- and I'm aware of that. resident, not witness  
7 up there. I just think you might be putting too  
8 many models in Dennis's hands, which are quite  
9 capable, and I think you might look elsewhere.

10 MR. CHAIRMAN: I have to say at this  
11 point we're trying to address the head-count  
12 issue the best we can. We're not replacing the  
13 assistant manager. We are going after the  
14 administrative assistant, so that's going to be  
15 less money. The designations here were selected  
16 by Dennis. Dennis is the closest to this whole  
17 operation, and he had a meeting with his staff,  
18 and so for a short term, we're saying this  
19 year --

20 AUDIENCE MEMBER: Six months that means?

21 MR. CHAIRMAN: Yes. The best approach,  
22 in his estimation, was to spread out the  
23 responsibility. He said he would assume the  
24 responsibility as township secretary. Now,  
25 after saying that, we do have a recorder, and

1 we're going to be using one. So in terms of  
2 workload, I think that will lessen that  
3 workload. Whether she's here or not, we were  
4 looking to Dennis to help us designate who is  
5 going to have these responsibilities short term  
6 by the end of the year.

7 After the end of the year, we'll have a  
8 different situation. As I said, we're in the  
9 process of hiring an administrative assistant,  
10 which is going to be a lower salary grade than  
11 Gretchen. It will be a savings, but it will  
12 also take some of the workload off of Dennis.

13 MR. SEARING: In voting for this, I  
14 consider this -- as my vote, I'm considering  
15 this to be an interim position to fill an  
16 immediate staffing issue. I tend to agree with  
17 you about having concern about segregation of  
18 duties and having too much responsibility and  
19 power in one place. I think at this point we're  
20 working on the three-week horizon to make these  
21 decisions.

22 MR. CHAIRMAN: Any other comments?  
23 Ayes?

24 BOARD MEMBERS: Aye.

25 MR. CHAIRMAN: Nays? Okay. Approved

1 unanimously. May I have a motion to appoint  
2 Michele Blood, finance director, as township  
3 treasurer?

4 MR. SEARING: So moved.

5 MR. COSDON: Second.

6 MR. CHAIRMAN: Comments from  
7 supervisors? Comments from the public?

8 MR. KENNERLY: Just a question, is this  
9 meant to be interim or --

10 MR. CHAIRMAN: All interim.

11 MR. KENNERLY: -- or long term?

12 MR. CHAIRMAN: These three positions are  
13 interim positions. Again, what we're doing is  
14 we're -- we had a choice of either hiring temps,  
15 hiring three more people, or spreading out the  
16 responsibilities initially, taking a breath,  
17 taking a look at how we can reorganize, and  
18 whether -- again, we're going to be hiring an  
19 administrative assistant and see how that's  
20 going to balance things out. We're not rushing  
21 into hiring anyone yet. We're balancing out the  
22 responsibility, and this is a short-term  
23 approach.

24 MR. YEAGER: If I can just remind  
25 people, we have a transcriptionist here who is

1 taking down what folks have to say, and that's  
2 part of how the township is preparing the  
3 minutes. I just ask for her sake if you could  
4 both identify yourself, your name and speak  
5 slowly, so that she can get down what you say.

6 MR. CHAIRMAN: Ayes?

7 BOARD MEMBERS: Aye.

8 MR. CHAIRMAN: Nays?

9 MR. CHAIRMAN: Passed unanimously. One  
10 more, may I have a motion to appoint Jean Weiss  
11 as right-to-know officer?

12 MR. BARRETT: So moved.

13 MR. SEARING: Second.

14 MS. TAI: Is that the official title?

15 MR. CHAIRMAN: This is what was --

16 MR. YEAGER: Right-to know-officer is  
17 the right title.

18 MS. TAI: I'll second.

19 MR. CHAIRMAN: Comments from the  
20 supervisors? Comments from the public? Ayes?

21 BOARD MEMBERS: Aye.

22 MR. CHAIRMAN: Nays. All right. Passes  
23 unanimously.

24 I'd also like to announce the  
25 resignation of Amanda Heller from the Solebury

1 Planning Commission. Do we need to officially  
2 accept that or is that just an announcement?

3 MR. YEAGER: You don't.

4 MR. COSDON: This leaves us with a  
5 vacancy on the planning commission. If anyone  
6 is interested, please forward a short resume of  
7 your interest to the township.

8 MR. CHAIRMAN: Supervisor's comment? I  
9 would like to mention that the original agenda  
10 has been changed to exclude discussions of a dog  
11 park in Fox Run. However, I've been informed by  
12 the representatives from Park and Rec Committee  
13 that there is interest in continuing to review  
14 this issue in the areas of Solebury other than  
15 Fox Run. I anticipate we will be seeing a  
16 presentation from park and rec later this year.

17 Jordan, you're going to have to help me  
18 with whether I can do this. The second point is  
19 I would like to congratulate you for the  
20 announcement today of PA --

21 MR. YEAGER: That's totally appropriate.

22 MR. CHAIRMAN: Am I allowed to ask you  
23 to spend one minute to describe what I think is  
24 a very exciting victory?

25 MR. YEAGER: There was a state Supreme

1 Court decision today in a case that involves the  
2 state's Environmental Rights Amendment, which is  
3 unique in the nation, that provides for the  
4 residents of Pennsylvania with a right to clean  
5 air and pure water and a healthy environment.

6 There was a Supreme Court decision that I was  
7 involved in in 2013 that gave strength to that  
8 where it hadn't been recognized before. There  
9 was a decision today that we participated in  
10 that reaffirmed that and strengthened that hold.

11 MR. CHAIRMAN: It's a right. It's a  
12 right. Any other comments?

13 MR. BARRETT: No.

14 MR. CHAIRMAN: Comments, Jim?

15 MR. SEARING: No.

16 MR. CHAIRMAN: All I can ask is the  
17 people in the hallway can come in. There are  
18 spaces on either side here. There aren't any  
19 more chairs. Any other comments from  
20 supervisors? There's no sign ups.

21 Now, we're at the point of Steve Wiesner  
22 and permit fees. The board, along with Steve  
23 Wiesner and the administrative staff, held  
24 several public work sessions regarding permit  
25 fees and cost associated with operating the code

1 and zoning department. Mr. Wiesner will present  
2 the final changes to the permit fees as  
3 discussed. Included in our packets are copies  
4 of recommendations and a new schedule that  
5 incorporates the new fees. The main issue here  
6 is that we cover the expenses of the permit  
7 department while minimizing the effect on  
8 existing homeowners with minor projects.

9 I think we started to do that; however,  
10 I think I'd like to see us continue to examine a  
11 way we will lessen the burden on existing  
12 homeowners. At this point, do we have that  
13 presentation?

14 MR. WIESNER: Thank you, Mr. Chairman.  
15 We had a public meeting in April where we  
16 discussed many of these issues, and we came down  
17 to a final grouping, and I will go through it in  
18 a summary fashion, if you would like.

19 MR. CHAIRMAN: Yes.

20 THE WITNESS: The objective was to  
21 generate an additional approximately \$37,000 in  
22 the permit department to rebalance the fees so  
23 that smaller project fees would go down. I  
24 think that we accomplished that objective. The  
25 changes A through F are as follows: A

1     \$25-review fee for each of the permits is added  
2     back to the fee resolution. The next item is to  
3     reduce new construction flat fee from \$600 to  
4     \$400 for additions that are below 1,000 square  
5     feet. So our objective there was for the  
6     smaller projects to provide some relief. Item  
7     C, increase new construction flat fee for those  
8     larger projects and all new building fro \$600 to  
9     \$1200. Item D, increase new construction in  
10    additional square feet from .30 to .45 a square  
11    foot. So smaller projects, less square feet,  
12    impact is less. A larger project will generate  
13    more fees. Item B, increase commercial platform  
14    fee from \$750, which seemed relatively low on  
15    commercial projects. In Solebury Township,  
16    there tends to be larger commercial projects.  
17    So the objective here was to go from \$750 to  
18    \$1200 for the flat-fee portion and then increase  
19    the square footage fee from .50 to .75 for  
20    commercial projects. The last item was to  
21    eliminate the residential roofing fees for  
22    repairs under 100 square feet. Those in total,  
23    then we estimated the net that the average  
24    number of permits that will be issued, very hard  
25    to predict. In Solebury Township and in any



1 township, it's hard to predict. We looked 10  
2 years back and took an average, and with that, I  
3 believe these changes will generate  
4 approximately \$37,000 in a typical year.

5 MS. TAI: In increased revenue for the  
6 township?

7 MR. WIESNER: By 37,000, correct.

8 MR. CHAIRMAN: My numbers may be a bit  
9 dated, but the last time I recall, (inaudible)  
10 \$220,000 a year.

11 MR. WIESNER: That's right around that  
12 number, yup.

13 MR. CHAIRMAN: So it's a balancing act.  
14 What we tried to do was we tried to lessen the  
15 fees for smaller homeowners and increase --

16 MS. TAI: Smaller projects.

17 MR. CHAIRMAN: I'm sorry. You can be  
18 any height you want. But reducing the fees for  
19 the smaller projects and increase the fees for  
20 the larger projects. Quite frankly, if we ran  
21 the permit department to nothing, that money  
22 would come out of taxes. So we had to do  
23 something. May I have a motion to authorize  
24 permit changes as presented on 6-20 to the board  
25 of supervisors?

1 MS. TAI: Fee schedule changes?

2 MR. CHAIRMAN: The fee schedule changes.

3 MS. TAI: So moved.

4 MR. COSDON: Second.

5 MR. CHAIRMAN: Comments from  
6 supervisors?

7 MR. COSDON: Yes. If it's 220,000 to  
8 run the department, between the fees, what will  
9 we be collecting? Will we be covering the cost?

10 THE WITNESS: No, you still will not be  
11 covering the cost.

12 MR. COSDON: What is the cost?

13 THE WITNESS: I don't have the

14 MS. TAI: I think it was around

15 right, because I think we were at 140

16 to bring it up to 200.

17 MR. COSDON: Thank you.

18 MR. SEARING: Just to be clear, I don't  
19 believe you're talking about zoning, the zoning  
20 function, permit function, and the inspection  
21 function, right --

22 MR. CHAIRMAN: Right.

23 MR. SEARING: -- as a total cost.

24 MS. TAI: Right.

25 MR. CHAIRMAN: Any other comments?

Helen Tai  
Sticky Note

Mr. Weisner

Helen Tai  
Sticky Note

Helen Tai  
Sticky Note

140 wanted

Helen Tai  
Sticky Note

down to 100

1 MR. COSDON: What is the number?

2 THE WITNESS: Fees in the highest year  
3 were -- I'm sorry -- 74,000 negative and two  
4 were up at 86,000 in the highest year. On  
5 average, they were down, as Helen said, the  
6 average over that time was a negative -- the  
7 average is not popping out to me, but I will get  
8 it to you.

9 MR. CHAIRMAN: Any other comments from  
10 supervisors? Comments from public? Ayes?

11 BOARD MEMBERS: Aye.

12 MR. CHAIRMAN: Passed unanimously.

13 MS. TAI: Thank you, Steve.

14 MR. CHAIRMAN: The Park and Rec  
15 Committee will be presenting recommendations for  
16 the North Pointe Park, included our packets that  
17 we received a copy of last week. May I  
18 introduce the Park and Rec Committee and ask  
19 them to commence with their presentation?

20 MR. DIZIO: I'm Ralph Dizio, D-I-Z-I-O.  
21 I am on the Parks and Rec Committee, been on it  
22 for three months. They threw me into this. Do  
23 you want to introduce yourself? There's three  
24 of us.

25 MS. CLARK: Hi, my name is Patty Clark.

Helen Tai  
Sticky Note

Mr. Weisner

On

the

-- the

1 I am also on the Parks and Rec Committee. This  
2 is my second year, and I'm excited to be part of  
3 this.

4 MR. CAMPBELL: I'm Kevin Campbell. I'm  
5 the Chair of the Parks and Rec Committee. I am  
6 here to support Ralph and his presentation of  
7 the North Pointe Park Plan.

8 MR. DIZIO: I think I'm going to have  
9 Patty work the screen, because she can see  
10 better than me, and then most of it, we'll just  
11 discuss. I think the first page is important to  
12 read.

13 MS. CLARK: This is a summary of our  
14 proposal. I'll just read it out loud: "In  
15 accordance with the desire of township  
16 residents, via Solebury Comprehensive Plan  
17 Survey (2012), we propose the development of the  
18 30-acre North Pointe Park/Marshall Tract, as a  
19 passive recreation area for the benefit of our  
20 entire community. As envisioned by the Solebury  
21 Parks and Recreation Board, this park would  
22 include hiking trails, a picnic area, and open  
23 green space. In addition, farming would  
24 continue on a portion of this property.

25 This prime parcel of land, both scenic

1 and centrally located in the township, has been  
2 financially supported by the citizens of  
3 Solebury, but has remained underutilized for  
4 almost 17 years. With just a few modest  
5 improvements, we believe that North Pointe Park  
6 can and should become a valuable outdoor venue,  
7 both in showcasing the rural character of  
8 Solebury and encouraging a health lifestyle for  
9 our residents."

10 UNIDENTIFIED SPEAKER: Question, define  
11 picnic area.

12 MS. CLARK: We're going to have some  
13 picnic tables, a few of them, so that people  
14 could go up and enjoy the area. Now, we're not  
15 going to have 20. It will probably be maybe  
16 three or so.

17 UNIDENTIFIED SPEAKER: I'm talking about  
18 like barbecuing or --

19 MS. CLARK: No, we are just (inaudible).

20 MR. CHAIRMAN: May I ask everyone to  
21 hold their comments until the end of the  
22 presentation? This way we can get the whole  
23 presentation. There will be a time for the  
24 public to certainly ask all the questions they  
25 want.

1           MR. DIZIO: This is the initial map or  
2 something close to that. Our initial objective  
3 was a dog park. It's on our Parks and Rec  
4 Committee to look at. There's only so many  
5 parcels of land that we can put a dog park on.  
6 When we took a look at this land, 30-acres,  
7 flat, a road that leads to it. There's a  
8 turn-about, easy to expand parking. We can put  
9 it far enough away that it shouldn't disturb the  
10 community. That's on the map.

11           A couple weeks later, we drove the  
12 property, incredibly narrow road, turns, goes  
13 uphill. We walked on the property. It was  
14 beautiful. It's a beautiful piece of land. So  
15 our wheels started turning a little bit, and we  
16 said, well, what really belongs here. The first  
17 thing we thought of was, this should not be  
18 active land. It doesn't make sense. The access  
19 way to it, number one. You can't hear 202,  
20 which is amazing. I was surprised at how quiet  
21 it is up there. We initially then broadened our  
22 discussion to different possibilities.

23           At that point, I also met Barbara, who  
24 had some pretty strong opinions. No, she's  
25 great. She's great to deal with. I think we

1 were on the same page right away. As we  
2 progressed, we initially -- at the last meeting,  
3 we as a group said, do we just take the dog park  
4 off or do we present it out there as an idea and  
5 then look at it different. From what we saw  
6 from the land, we knew that this should be  
7 passive use. This shouldn't be sports field or  
8 anything.

9 Our initial pass at the  
10 recommendations -- as a committee, we feel very  
11 strongly to change the designation from active  
12 to passive. I don't think -- I think it's a  
13 shame if anything that would be defined as  
14 active would go on that land. You can now hike  
15 around there. I think some improvements can be  
16 made, just so it's a little safer and more  
17 defined. We're not talking about bringing in  
18 heavy equipment, because we want natural trails,  
19 but if there's low-laying areas after it rains  
20 and it's flooded for a while, maybe some gravel  
21 or some sort of rock.

22 A picnic area set back a little bit,  
23 little bit of green space. It's an open area,  
24 so you can bring kids, if you want. It's just a  
25 nice place to enjoy. We're not talking about a

1 major parking lot. What we're saying is we  
2 understand the turn around is pretty important,  
3 expand that area a bit to include some parking,  
4 a little landscaping, because you don't want it  
5 to be unsightly. Again, we're conscious of the  
6 land. The park is designated from sun up to sun  
7 down, no lighting, no bathroom facilities.  
8 That's Phase 1.

9           So what we're thinking of is looking at  
10 something like this. Here's the 30 acres,  
11 here's the trail that goes all the way around,  
12 roughly expanding the parking area. The yellow  
13 is the part where the picnic area is. The line  
14 across is my poor attempt at drawing a switch  
15 back. So if you walk all the way around, it's  
16 one mile. Some people don't want to walk a  
17 mile. So we cut it in half, half mile, maybe a  
18 quarter mile, whatever makes sense. That's easy  
19 enough to do, and there can be more than one. I  
20 think that makes sense in terms of that.

21           As the discussions went on, then we  
22 started thinking about other possibilities.  
23 That's where Barbara came in, too. She had  
24 great ideas as well as the committee. So if we  
25 want to look at this as something to continue



1 doing, wildflower garden is possible. Again,  
2 you'd have to enclose it somewhat, so it doesn't  
3 just become food for the deer. Bird-watching  
4 blinds, I never heard of bird-watching blinds.  
5 We saw so much wildlife up there. A community  
6 garden, I know towns that do that very well. It  
7 has to be managed correctly. That's a  
8 logistical discussion. Also, we would need to  
9 talk about the need for water, but it's  
10 something certainly that would be underneath the  
11 guides of passive.

12 Expand the hiking trails and then  
13 potentially create a better access way from  
14 Creekside, because right now, Creekside is just  
15 in the North Pointe Community as 10 parking  
16 spots designated. It's also a floodplain. So  
17 someone would have to look into that to see if  
18 it's even feasible or if it's just a matter of  
19 getting large stones or whatever just to make it  
20 maybe somewhat more accessible.

21 I think the benefits are clear, but I'll  
22 go over them. The hiking trails were sited  
23 number one request in Solebury's survey. It  
24 just enhances our community, provides recreation  
25 for seniors. I think that's important. One of

1 the things that I worked on is a lot of things  
2 that are focused on kids. If you look at this  
3 community, there's not a lot that we focus on  
4 for seniors. I think this is one of them that  
5 could do that. It really highlights the rural  
6 nature of our community. We've done a great job  
7 of preserving land. I think this board has done  
8 a great job preserving the land, but most of  
9 that land we don't have access to. This one we  
10 would have access to.

11 It's minimal cost. We own the land,  
12 and it's roughly accessible by 2,000 residents.  
13 I know that's a big number in terms of hiking  
14 trails. It's not like we're going to turn into  
15 the Indy 500. It's a passive trail to begin  
16 with. Even if you go on the canal, it's not --  
17 but, again, doing it we'd be able to serve more  
18 than just your community. I think your  
19 community would benefit from it. Also, one  
20 other point -- Barbara actually brought this  
21 point up -- the parking area isn't just for  
22 outsiders. There's many in your community that  
23 will probably drive up, because that is pretty  
24 steep, going up there depending on where you're  
25 home is located just to be able to access.

1           So we did some general numbers and  
2   clearly they need to be better: Improved  
3   parking, 10,000. Nobody's saying a paved trail.  
4   Our thought was just expand the turn-about  
5   that's there. Trail work, I think 10,000 is  
6   high, but we wanted to at least present  
7   something reasonable. Picnic tables, 6,000. I  
8   got those numbers from Dudley. That kind of  
9   floored me, but it is what it is. They need to  
10   be ADA compliant. Signage \$1,000. Green space  
11   is depending on what we want, how large. It's  
12   not a playing field, just some green space, just  
13   to be able to take advantage of it.

14           Finally, what our committee is  
15   requesting of the supervisors is to authorize  
16   Parks and Rec to work with the administration to  
17   develop a park plan for approval by the board.

18           MR. CHAIRMAN: At this point, are there  
19   any comments from supervisors?

20           MR. SEARING: What's the basis for the  
21   cost estimates? In other words, for instance,  
22   does parking include storm water management?

23           MR. DIZIO: No, we looked at it as it  
24   not being -- just being stone. So it's not  
25   going to be impervious surface.

1           MR. SEARING: That could be an issue  
2 depending on how much space is being added,  
3 because stone is considered impervious also.  
4 Second question is: How do we get away without  
5 restrooms? I'm not sure I quite get that. In  
6 other words, if we're going to do this, how do  
7 we do it without restrooms?

8           MR. DIZIO: If it's considered  
9 passive -- like any hiking trail, the land is  
10 considered passive. I don't know if the  
11 expectations of restroom facilities -- if I hike  
12 the canal, it's my expectation that there's not  
13 going to be a restroom there.

14          MS. TAI: Can you go back to the cost  
15 page again? I just want to look at the -- you  
16 talked about the parking and the trail work.  
17 Can you go to the map that you had shown? Where  
18 is the area that's being farmed right now on  
19 that map?

20          MR. DIZIO: I think all of it is being  
21 farm.

22          AUDIENCE MEMBER: The whole thing.

23          MS. TAI: So you're talking about  
24 eliminating the farming completely?

25          MR. DIZIO: Not at all.

1           MR. CAMPBELL: We had that right on the  
2 front page. The farming will definitely be part  
3 of this land. The trail would go around.

4           MS. CLARK: We are talking about adding  
5 a green strip in there, but that's only a minor  
6 part of it.

7           MR. DIZIO: One of the things we did  
8 look at, there isn't a lease currently in place.  
9 The town isn't receiving a revenue for the use  
10 of land of the farmer, so in terms of adding a  
11 trail or something --

12          MS. CLARK: I mean, really the whole  
13 concept was to keep it as natural as possible.  
14 That would include the farming.

15          MS. TAI: Did you consider, since you're  
16 not having bathrooms, the concept of  
17 carry-in/carry-out instead of having trash  
18 hauling?

19          MR. DIZIO: I love that concept. I  
20 think absolutely.

21          MR. CAMPBELL: Logistically, you want  
22 everyone to have access to a bathroom. We have  
23 current parks that don't have restroom or trash  
24 facilities. Most people are good. You still  
25 get stragglers that leave things behind.

1           MR. DIZIO: The hope is given the nature  
2 and the people it's attracting that that  
3 wouldn't be as big of a concern as say a  
4 playground, where it's just kids, or a ball  
5 field, where they have 1,000 Gatorade bottles.

6           MS. TAI: I should have prefaced it by  
7 saying thank you for doing this. I really like  
8 the concept and most of the ideas. One of the  
9 questions I have is about the community garden,  
10 which I think they're wonderful in urban areas.  
11 I'm wondering for an area like Solebury where  
12 everybody has a little bit of land, do we --  
13 have you assessed the need or the desire for  
14 people to have a community garden?

15          MR. DIZIO: No, we left that in Phase 2.  
16 Phase 2 are options of what we'll do, because it  
17 is 30 acres. There's a social component to a  
18 community gardens. There's also people that  
19 live in townhouses in the community. If there  
20 is a need --

21          MS. TAI: That's something you can  
22 assess later?

23          MR. DIZIO: Yeah, we can assess later.

24          MR. CAMPBELL: We're still having a  
25 brainstorming session of what --

1           MR. DIZIO: Kind of under the umbrella  
2 of passive and be attractive to the community  
3 that would be interested in the project.

4           MR. COSDON: It was my understanding  
5 that you had to provide restroom facilities,  
6 whether it be port-a-potties or something else.  
7 Maybe you can answer that question: Is it a  
8 state requirement?

9           MR. CAMPBELL: I don't know of any  
10 requirement for that.

11          MR. COSDON: When we had spoken --

12          MR. CAMPBELL: There's nothing at  
13 Magill's Hill. There's no portable toilet at  
14 Magill's Hill. It also has no trash pick up.  
15 That's carry-in/carry-out. In the years that  
16 I've been doing this, I have not had a problem  
17 there.

18          MR. COSDON: I had suggested  
19 carry-in/carry-out several years ago and --

20          MR. CAMPBELL: That's exactly the case  
21 at Magill's Hill.

22          MR. COSDON: That is the law of the land  
23 in New Jersey, and they even provide bags. I  
24 think it's fair to step back a little ways and  
25 ask where did this land come from. It came from

1 the development of North Pointe and Fox Run.  
2 The developer had the option of donating land or  
3 \$2,500 per parcel, and he chose to donate these  
4 30 acres. As you've said, these last 17 years,  
5 it has sat, and other than the farming that's  
6 been done -- at one time, the farmer was paying  
7 the township a very small amount. I don't know  
8 whether that has continued or not. I think it  
9 was less than \$200 per year to farm it.

10 I've said this before: I never forget  
11 what I remember. You have to think about that  
12 one. Our township manager, in his function as a  
13 road master, also has said at one time that he  
14 could have our public works department create  
15 trails. So maybe, in fact, one of the largest  
16 amounts that you have on your cost estimates  
17 could be eliminated. Certainly, he could do  
18 that, and he said that depending upon what kind  
19 of service you want on the trail, we certainly  
20 have enough brush around that we could chip.

21 MS. CLARK: They did start that last  
22 year. There was some trail work that was  
23 already done.

24 MR. DIZIO: We wanted to present in  
25 worst case in terms of that, because we don't



1 know if there's some low areas that would make  
2 it -- after a bad rain or so, make it not  
3 accessible for weeks.

4 MR. COSDON: You mentioned 2,000  
5 residents, and that's almost 25 percent of the  
6 township, so it's a significant portion of  
7 people that have direct access to it without  
8 driving to there. The elephant in the room  
9 might be where is the access to the park.

10 MR. DIZIO: In the first phase, you can  
11 actually get to it from Creekside if you're a  
12 little more adventurous, in terms of hiking.  
13 The main access is going to be through  
14 Silvertail, because that's just where it leads  
15 to and that's --

16 MR. COSDON: The access to the park from  
17 Creekside would have to be across a bridge or  
18 else you would have to wade the stream.

19 MR. DIZIO: There's some smaller areas  
20 you can hop over. I walk by there almost every  
21 day.

22 MR. COSDON: The cost of building that  
23 bridge would be exorbitant. How many parking  
24 spaces were you anticipating at the top of  
25 Silvertail?

1 MR. DIZIO: Ten on the Creekside side.

2 MR. COSDON: So 20 in total?

3 MR. DIZIO: Twenty in total, 10 are  
4 already there.

5 MR. COSDON: And how many benches or  
6 picnic tables?

7 MR. DIZIO: Four picnic tables.

8 MR. COSDON: Community garden, having  
9 served on the Comprehensive Plan Committee back  
10 in 2012, one of the items that I wanted to put  
11 as far as input was concerned was a community  
12 garden, and if I remember the number -- if you  
13 can help me, Jim -- I think we had over 2,100  
14 responses to the comprehensive plan survey.  
15 There were three residents in the township that  
16 wanted a community garden. I would think that  
17 would be very low on the list.

18 MR. DIZIO: Wildflowers, I guess.

19 MR. COSDON: The interesting part -- and  
20 I'll just reflect back for a second. The second  
21 or third item on the community comprehensive  
22 plan survey for Park and Rec was a community  
23 pool. Just keep that in mind. That was way  
24 above dog park. Just keep that in mind.

25 MR. BARRETT: I just want to say I like

1 the idea that you're starting slow and seeing  
2 what develops to Phase 2, because, obviously,  
3 it's going to be a work in progress. That makes  
4 a lot of sense.

5 MR. DIZIO: Correct. And I think not  
6 jumping into it and seeing just kind of how it  
7 evolves and ideas -- sometimes ideas grow over  
8 time in terms of it. I think the first thing  
9 that's really important is let's designate this  
10 land what it should be, passive. That way our  
11 lens turns to things that are passive for its  
12 use. You guys may not all be here. There could  
13 be a completely different committee in 10 years,  
14 and then we're having these discussions again  
15 about whether the initial plans were for fields,  
16 et cetera. Again, the infrastructure just  
17 doesn't support it. You can't guarantee that  
18 enough people are going to be considered enough  
19 to look at it in that prospective.

20 MR. SEARING: Ralph and Patty, I guess  
21 I'm curious on this map is does this comprise --  
22 this suggests that the North Pointe Property,  
23 that's owned by the township, is in this  
24 boundary, but I think it actually comes down  
25 here.

1           MR. DIZIO: The park that we outlined is  
2 the active -- what's designated as active.

3           MR. SEARING: Right.

4           MR. DIZIO: So this -- I believe you're  
5 correct. So if you were going to come from  
6 Creekside, you would have to navigate someway  
7 through here.

8           MR. SEARING: So did you consider in  
9 your path system something along those lines?  
10 This is a slope.

11          MR. DIZIO: Correct. Yes. You can't  
12 see it very well, but there is kind of a creek  
13 that's normally small and you can get over it,  
14 but when it does rain, that whole area does  
15 flood out quite a bit. There's areas where  
16 they've put in large rocks, so when it does get  
17 wet, you can still access it.

18          MR. SEARING: Right.

19          MR. DIZIO: Because the cost of a bridge  
20 is enormous. We realize that.

21          MR. SEARING: My question is: Did you  
22 consider -- this is a suggested trail, right?  
23 Is this township property, also?

24          MR. DIZIO: No, I believe this is  
25 private land.

1           MR. SEARING: Okay. So did you consider  
2 something in here?

3           MR. DIZIO: We certainly do in Phase 2,  
4 but we have to overcome the access over the  
5 water.

6           MR. SEARING: Got it. Okay.

7           MS. TAI: What is that open area? Is  
8 that also farms right now or -- where Jim was  
9 just pointing, what is that?

10          MR. DIZIO: It's an abandoned meadow  
11 area.

12          MR. CHAIRMAN: Well, I have to say I do  
13 like the idea. If we can incorporate the trail  
14 system into the community. And, frankly, I'd  
15 like to see farming continue there, because I  
16 think that's part of the character of the area.  
17 I do have some reservations about the Phase 2  
18 aspect, but I like the idea of let's do Phase 1,  
19 let's get the basic elements in there, and we'll  
20 start working to put in Phase 2. Phase 2 may  
21 very well incorporate grants, and we'll have to  
22 take a look at that, quite sizable grants.  
23 We've obtained substantial grants in the past.  
24 That's something that we can look into. Phase 1  
25 is -- I think it's worth considering.

1           In a moment, I'll invite the public to  
2     contribute, but I would like to -- obviously,  
3     this is just a rough plan. I think really for  
4     us to really determine whether this is something  
5     we can really do we have to pass this to the  
6     administration to really give us the details and  
7     costs. I know you did your best to give us a  
8     cost estimate, but we'll have to give it to our  
9     engineer. If, in fact, we agree with the  
10    concept, we'll give it to them. At this point,  
11    are there any other comments from supervisors?

12           MR. SEARING: Yes. Well, I just want to  
13    make sure that we're all aware of a reality that  
14    the township faces, and it's just a matter of  
15    adjusting our expectations, and that is we have  
16    a major commitment at Aquetong Spring Park. We  
17    have been granted \$250,000 by the state, which  
18    requires -- that's the good news. The bad news  
19    is it requires a match, and one of the future --  
20    current and future issues for the township is  
21    how will that be funded. So I think it's really  
22    important to just get our expectations in line  
23    that, yes, this is not a huge expenditure, but  
24    we have a budgetary challenge of how that will  
25    be funded. I just wanted to make sure everybody

1 is clear on that.

2 MR. DIZIO: No. We respect that.  
3 That's why we want to err on the high side,  
4 because we realize the numbers are important.

5 MR. CHAIRMAN: Any other comments from  
6 supervisors? Comments from the public?

7 MR. KENNERLY: Bill Kennerly,  
8 K-E-N-N-E-R-L-Y. I'm the president of board of  
9 Fox Run Reserve, and I can assure you that our  
10 community is 100 percent behind your proposal of  
11 going to a passive park rather than active. I'm  
12 a little bit concerned when you first stood up  
13 and pointed to that open field, the plowed  
14 field. You said it was flat. It's about the  
15 most uneven area I've ever seen in my life, and  
16 I was told at one time you considered perhaps  
17 two ball fields in that park when it was being  
18 considered active. I don't see any way that you  
19 can get two ball fields in there. Have you ever  
20 done a geological study on that property?  
21 There's underlying rock. The homes on  
22 Silvertail have no basements. The rock breaks  
23 through the surface in about four different  
24 areas in that field. Compared to Solebury Park,  
25 which is relatively flat and level, I see no way

1     that this can be an active park. I'm 100  
2     percent behind you on making it passive.

3             You're looking at the open space, which  
4     is Phase 2. It goes around the farmstead there.  
5     At the bottom, just off the stream through the  
6     woods, there's an abandoned dirt road that comes  
7     in from North Pointe. You might be able to  
8     utilize something like that. It must cross the  
9     creek at some point, but it is abandoned, and  
10    it's all through the woods. It's a pine forest  
11    on one side, and it's beautiful. It could be  
12    utilized for parking if you can just come in and  
13    park right off of that road. I walked that blue  
14    line at least once a week for 11 years when I  
15    had my dog. That was our trail. You're missing  
16    the best part, the height, which is on the tree  
17    line just to the -- the steep part.

18            That's where you get nice, challenging  
19    hiking, and that would have to come in from  
20    Creekside. The way I see it, where you already  
21    have parking. I don't understand that. You  
22    have parking there. Why don't you start from  
23    that point? It does take a bridge. It does  
24    require a bridge. My gosh, it doesn't have to  
25    be like the one at canal park, a real fancy, big



1 metal -- it can be a more rustic, less costly  
2 bridge. There's a lot in that open space that  
3 could be utilized for hiking. I should also  
4 like to point out that Fox Run is preserved and  
5 classified as an adult community. In reality,  
6 it seems to me very apparent that it's a senior  
7 development with the average age being at least  
8 70 or above.

9 MR. CHAIRMAN: Thank you. Before we  
10 continue, may I ask everyone to respect the  
11 three-minute rule. I think we all see we have a  
12 lot of people with comments, and I think most of  
13 us would like to get home by midnight.

14 MS. ZIETCHICK: Barbara Zietchick,  
15 Z-I-E-T-C-H-I-C-K. Well, first of all, I'd like  
16 to thank Ralph for doing a fabulous and creative  
17 job of looking for a piece of land, which is now  
18 a farm, but which we've enjoyed walking around  
19 for many years. The scenery is beautiful. The  
20 animals and plants are beautiful. It's very  
21 suitable for us with a little bit of caretaking  
22 to make it a little bit safer of a path. I also  
23 was wondering if you would consider making it  
24 into a preserved piece of land, such as the  
25 conservancy easement on our community, so that

1 in the future it could not be touched for future  
2 building. I think that would be something that  
3 I would like you to please consider.

4 We do support the passive park. As you  
5 can see from all the terrific neighbors that are  
6 here today, we want to thank you for your  
7 consideration in getting rid of the dog park in  
8 some magical way and allowing us to enjoy the  
9 land. I would like to continue to help with  
10 plans for the future of the land Thank you.

11 MR. COSDON: Barbara, unfortunately,  
12 that cannot be preserved. When the land was  
13 donated by the developer, the specifics are that  
14 it was donated for park and recreation purposes.  
15 The only way that it could be preserved is to  
16 have 100 percent dissipation of the residents in  
17 North Pointe and Fox Run to repay the moneys,  
18 fee in lieu of, which would be \$2,500 per  
19 household and every household would have to  
20 participate.


21 MS. ZIETCHICK: Just going along with  
22 that point of view, we've been paying high taxes  
23 considering what other people are paying in  
24 Solebury Township, and I think that if you want  
25 to take some of that money and put it towards

1 making it a conservancy area, would be a very  
2 good idea.

3 MR. YEAGER: Let me just clarify the  
4 land was dedicated for particular uses. It's  
5 quite challenging, just as you would hope it is.  
6 When land has been donated for certain uses,  
7 it's challenging to change that. There may be  
8 other ways to do it besides what Mr. Cosdon  
9 mentioned, but none of them are in any way  
10 guaranteed and all of them would pose a lot of  
11 risks.

12 MR. CAPUTO: Chris Caputo, C-A-P-U-T-O.  
13 I've got a little proposal. First, I'd like to  
14 congratulate Barbara. This is the place to be  
15 on a Tuesday night in Solebury. I'd also like  
16 to applaud the Park and Rec Committee. As a  
17 former committee member, I understand this is a  
18 very challenging parcel, and it has its on  
19 unique characteristics. Your plan to turn it  
20 from active to passive makes a lot of sense.  
21 However, I do have some concerns with the plan,  
22 and I'd like the supervisors to consider, along  
23 Barbara's lines, preserving this space. I know  
24 it's complicated, but I'll touch on a little bit  
25 of that. Right now the land is basically used

1 for farming, hunting, and hiking. Frankly, I'd  
2 love to see it used for farming, hiking, and  
3 hunting for the next 100 years.

4 Just to clear up a ception, this  
5 township has never really spent any money on  
6 this land, and there's really no money spent to  
7 maintain it, and as a result, what we have is  
8 probably one of the most beautiful parcels in  
9 the township that's become a nature preserve.

10 There's deer, fox, coyote. There's all sorts of  
11 wildlife up there, and it's because there's been  
12 no improvements.

13 Why do I object to a passive park? As I  
14 just said, it's really already a nature  
15 preserve. It's one of the most scenic  
16 locations. Pass the photo around, if you'd  
17 like. I know you're all familiar with the  
18 field. It's been farmed for over 100 years.  
19 It's never been adulterated by manmade  
20 structures, and wouldn't it be nice to have a  
21 natural area in the township that hasn't been  
22 debased by benches, garbage cans, fences,  
23 parking lots, signs, et cetera? Now, I don't  
24 think this could necessarily restrict the use.  
25 Right now it's used for farming. Solebury has

**Helen Tai  
Sticky Note**

misperception

spent to

have is

parcels in

1 made a very strong push to encourage local  
2 farming. This is obviously a fertile piece of  
3 farm, and right now the plan calls for cutting  
4 various paths, turning some areas into green  
5 space, and I guess one of my big questions is:  
6 How does that coexist with an actively farmed  
7 property?

8           Every time that farmer -- and I know who  
9 he is, because I live right next to this. He  
10 brings in a big combine to till the land, seed  
11 the land, fertilize the land, and then harvest  
12 the crops. You can't have people walking around  
13 when there's big machinery operating on that  
14 field. That's one challenge. Why not use this  
15 land to encourage farming? Invite a farmer, who  
16 might be unable to afford land in Solebury, to  
17 farm this land and charge him. Don't charge him  
18 an exorbitant amount, but charge him a fair  
19 price. By the way, we can use this money in  
20 park and rec for other activities.

21           The big elephant in the room, hunting.  
22 As reported by the EAC, we basically have a deer  
23 epidemic. To help bring the deer population to  
24 a sustainable level, Solebury encourages hunting  
25 with certain hunting groups and successfully

1 lobbied for a dramatically longer hunting  
2 season. I think we're looking at 10 months of  
3 hunting. With limited access to private land,  
4 the hunters have very few places to hunt.  
5 According to a township official, that open  
6 space is right now the most productive property  
7 for deer hunters. So I don't know if you're a  
8 hunting advocate or not, but the reality is if  
9 we don't allow hunting here, we're going to have  
10 a hard time controlling our deer population, and  
11 I don't see how hunting and a park can coexist.

12 Lastly, I understand preserving this  
13 particular parcel is complicated, and one of the  
14 complications might be financial. I remember --  
15 I've had some off-line discussions, but one  
16 thing that I will personally be willing to do  
17 along with my family is help share in the cost  
18 of preserving this land up to \$50,000 from us.  
19 If this can be done for less than \$100,000, we  
20 could split the cost 50/50 with the township.  
21 What we're trying to do is create an incentive  
22 to really lock up this land, so that we don't  
23 have any issues 10, 20, 100 years from now when  
24 somebody wants to turn it from a passive park  
25 back to an active park.

1           Lastly, alternate sites, Jim mentioned  
2   Ingham Springs -- I don't know what the future  
3   holds -- but it seems to me like that is also an  
4   ideal place for walking trails. It's flat.  
5   There's a beautiful stream. There's already a  
6   house. There's bathrooms. There's a parking  
7   lot and infrastructures. When I look at  
8   different places around the township to put  
9   things, that, to me, is an ideal place for  
10   walking trails, and there could potentially be  
11   some connectivity with 202. I know there's a  
12   space there between Ingham Springs and the Giant  
13   that gets a little hairy, but basically from the  
14   Giant to the river, we have kind of a path  
15   already. So there would be potentially a way to  
16   get from Ingham Springs all the way to the  
17   towpath. That might take some creativity.

18           Lastly, there aren't that many neighbors  
19   around Ingham Springs, so (inaudible) objecting  
20   to a more developed park than what we have here.  
21   I'd like to end with just saying I know the  
22   preservation angle is a hard one. If the  
23   financial obstacle is one of the reason being  
24   able to move forward, than I would be willing to  
25   talk.

1 MR. CHAIRMAN: Thank you, Chris.

2 MS. TAI: I just wanted to get a  
3 clarification from Barbara and Chris. When you  
4 talk about preserving it -- because there can be  
5 different definitions -- what is it that you're  
6 suggesting, that there's never any buildings,  
7 there's no parking, there's no what?

8 MR. CAPUTO: Leave it exactly how it is.  
9 There's still access. People can still hike it.  
10 They can hunt it, and they can farm it. That's  
11 it.

12 MS. TAI: So that would include no  
13 trails, no --

14 MR. CAPUTO: There already is kind of a  
15 trail around the perimeter. It's basically a  
16 dirt path. My proposal is no manmade structures  
17 or improvements, just leave it as it is.

18 MS. ZIETCHICK: So I had a slightly --  
19 You asked us both.

20 MS. TAI: Yeah.

21 MS. ZIETCHICK: So my idea would be to  
22 continue with a passive park, because that would  
23 fit into a preserved-land status, where we're  
24 not putting up any buildings or any facilities  
25 of any kind, and it would -- there would be



1 access to it from the public, but it would be a  
2 passive park, and it would stay that way,  
3 because it would be designated a preserved plan.

4 MR. CHAIRMAN: State your name.

5 MS. ROONEY: Linda Rooney. 140  
6 Silvertail. Are those yellow dots the picnic  
7 tables?

8 MR. DIZIO: Yes.

9 MS. ROONEY: Yes?

10 MR. DIZIO: Yes.

11 MS. ROONEY: Okay. The majority of the  
12 objections regarding the dog park was traffic up  
13 Silvertail. As Ms. Tai pointed out, most of the  
14 homes in our county have plenty of land. I  
15 don't see where 10 parking spaces and picnic  
16 tables will bring traffic up Silvertail. I  
17 think that there are plenty of areas where they  
18 can put picnic tables but not at the end of  
19 Silvertail, maybe at the other end, on the other  
20 side. I don't know.

21 MR. REYNOLD: I'm Bill Reynold. When we  
22 first moved here, we moved into a community of  
23 55 plus. We should keep it that way. Now, the  
24 township receives taxes from us every year for  
25 the school, zero amount that were used. I've

1 calculated you've gotten about five million  
2 dollars within the 13 years I've been here. So  
3 why would you want to put a park up there and  
4 injure or possibly negate the people's security?  
5 Because we don't know who is going up there.  
6 That's foolish. The one you have on Aquetong  
7 (inaudible). You just blew that down. That you  
8 have access to that, that you already have  
9 power, that you have water to. Why do we have  
10 to do that to there? It doesn't make sense.

11 We all came here to live peacefully. We  
12 came here because we didn't want a dog park. We  
13 don't want marching bands. We want to live in  
14 peace.

15 MR. PIGNITOR: My name is Joe Pignitor,  
16 P-I-G-N-I-T-O-R. I'm at 130 Silvertail. A  
17 couple concerns I have that have been lingering:  
18 Number one, as he deluded to, the traffic  
19 have 132 houses in that development.  
20 already know that, but most of them have two  
21 cars, and the traffic currently getting out on  
22 202 is a disaster. No one's ever done a traffic  
23 study. This plan doesn't allude to a traffic  
24 study. I think it's absolutely mandatory if  
25 anything progresses. The other thing is nobody

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for way  
alluded  
have two  
getting out on  
a traffic  
traffic

1 talked about the police intervention, the  
2 monitoring of a park with picnic benches.  
3 There's going to be kids back there at night.  
4 You're not going to be able to keep them out.  
5 There won't be someone there 24/7 watching who  
6 comes in and who doesn't come in.

7           There's a whole lot of detail, as far as  
8 I'm concerned and the people I've spoken to in  
9 the community, we're not for a dog park. As  
10 long as that's our property, we feel it's going  
11 to effect our property values. It might be just  
12 a group, but as far as I'm concerned, Mr.  
13 Caputo's earlier point, I think farming it is  
14 the best way to go. It doesn't compromise a  
15 restricted community. Like you said, we're all  
16 looking for a very quiet neighborhood, which we  
17 have now, and people want to live there. With  
18 additional traffic, it's going to be horrible.  
19 That's all I have to say.

20           MR. CHAIRMAN: Just a point of  
21 clarification, we're not talking about a dog  
22 park up in that area.

23           MR. ELGART: My name is Edward Elgart,  
24 E-L-G-A-R-T. First of all, usually when things  
25 go into Phase 1, Phase 2 always follows. When

1 Phase 2 -- even if Phase 1 were to negligibly  
2 add a number of cars to our development every  
3 day, it will be easier to say, we need to have a  
4 Phase 2, because we're already partially  
5 developing this part. There are people that are  
6 starting to utilize it and they want more  
7 facilities. I don't think it'll just stop at  
8 Phase 1 if it happens.

9 I agree also with the picnic tables.  
10 Why not stick it -- if you have to have this,  
11 have it at the other end. Quite frankly, if the  
12 township right now is looking for \$250,000 to  
13 finish the other park, which is in development,  
14 to match the state funds, leaving this alone  
15 right now without spending another penny on it  
16 seems to me to make more sense. I agree with  
17 Mr. Caputo's proposal. I think leaving it as it  
18 is has tremendous advantage to our neighborhood  
19 and also for the people that are currently  
20 utilizing it. If you want to talk about  
21 bringing 2,000 people in in a neighborhood that  
22 has less than 200 people living in it, that's a  
23 tenfold increase in potential traffic.

24 I've heard all the arguments about why  
25 another road cannot go in there or any other

1 place. I think that if the park were more on  
2 the other side and another road came in,  
3 probably most of the objections here would go  
4 away. As for that, I just really believe that  
5 leaving the park the way it is right now is  
6 beneficial to our community, and it's really not  
7 disenfranchising anybody else in the township,  
8 because they are currently using other  
9 recreational areas without having to utilize  
10 ours. A community garden, I've learned so much  
11 about that, because my son had been working as a  
12 (inaudible) during graduate school. Community  
13 gardens always become eventually community  
14 marketplaces. Once people are starting to sell  
15 their carrots and everything, there's actually  
16 parts of the year that will increase traffic  
17 flow that has to come from Silvertail. It just  
18 doesn't seem to make any sense.

19 As far as the picnic tables, you're  
20 going to have people that come in with some kids  
21 and to act like you don't have to have bathrooms  
22 is crazy. There's no way that children are  
23 going to come in and not want to go to the  
24 bathroom. This is just going to continue to  
25 mushroom and blow up from an easy Phase 1 to

1     what I consider to be a very active Phase 2, and  
2     by that time, nobody is going to be able to stop  
3     it.

4             MR. WALTON:   Jerry Walton, W-A-L-T-O-N.  
5     If I understand correctly, we're facing a four  
6     percent real estate tax increase next year.

7             MR. CHAIRMAN:  No.

8             MR. WALTON:  Is that true?

9             MR. CHAIRMAN:  Zero.

10            MS. TAI:  The school board is raising  
11     their -- yes -- their property tax.

12            MR. CHAIRMAN:  We have nothing to do  
13     with the school tax.

14            MR. WALTON:  That means that there's a  
15     shortage somewhere that ultimately is going to  
16     benefit the school district.  My point being  
17     that every dollar that townships like this have  
18     matters, and if, in fact, we can find ways to  
19     minimize excessive costs, then that's the area  
20     we should go.  I don't understand the need at  
21     all to do anything.  I've heard potential  
22     benefits but no driving loss if we don't do it.  
23     So why not focus where the dollars are now,  
24     matching funds for something that has potential  
25     value, and leave well enough alone.  I don't get

1 the benefit in doing anything to that property.

2 MR. GACK: My name is Conrad Gack,  
3 G-A-C-K. I live on 153 Silvertail Lane. I'm  
4 four houses from the end of the entry into that  
5 land. Right now we have a lot of people who  
6 drive up and down the street, go up -- and  
7 they're not residents. They go up there, take a  
8 look around, and then they come back out. I  
9 think somebody mentioned here that most houses  
10 have two cars, some park on the street, some  
11 don't park on the street. The proposal is --  
12 which I agree there shouldn't be a dog park ever  
13 nor baseball fields -- that there will be 10  
14 parking spots up there for people to park their  
15 cars and then walk around this passive park.  
16 Who is going to stop people from going there and  
17 where are these overflow cars going to come?  
18 Once you make an announcement to the residents  
19 of Solebury Township -- and I think if I have  
20 the number right 2,000 is 25 percent of the  
21 population. That's 8,000 people out there. If  
22 you let them know that there's a passive park  
23 opening and you're going to tell them there's  
24 only 10 spaces, what's going to happen to all  
25 these cars? Are they going to park on the

1 street, start blocking the streets? We only  
2 have access to park in our neighborhoods on the  
3 side where the sidewalks are, not on the sides  
4 where there are no sidewalks. So excessive  
5 parking is going to go down Silvertail Lane,  
6 that's something we don't need.

7 When this all came about and the  
8 developers promoter whatever they promoted about  
9 it, they didn't want to see the rooftops of our  
10 houses. They wanted to have neutral colors for  
11 our houses, so it didn't effect them in any way.  
12 This land comes as a gift to the township, but  
13 yet we have a public road, and the township has  
14 a public road. They got to plow it. They got  
15 to maintain it. We are the only ones that live  
16 there, but we're seniors. It never should have  
17 been a senior community if this is what you  
18 wanted. It should have been a regular  
19 residential community with a lot of children,  
20 but we are seniors. This is what you wanted.  
21 This is what you got. We pay our taxes, and we  
22 want peace and quiet. I've been there 12 years.  
23 I don't want to have any park up there. If  
24 people want to come in and walk around, get them  
25 in from the other end. We don't need these cars



1 coming into SilverTail Lane up to the end. We  
2 have garbage trucks. We've got UPS trucks that  
3 turn around. We have FedEx trucks that turn  
4 around.

5 By the way, nobody spoke anything about  
6 fire engines. In the event of an emergency,  
7 where you going to go? There's only one way in  
8 and out of this place. What are you going to  
9 do? Are you going to have a huge turn around  
10 for a fire truck and a hook-and-ladder to turn  
11 around? We have get a police car once every 30  
12 days that takes a look at what we have up there,  
13 to protect us. From now on if you're going to  
14 have a passive park, you're going to have police  
15 up there every day, because people are going to  
16 be up there every day, and they got to make sure  
17 they monitor the place that nobody is up there  
18 all the time. My own personal opinion is leave  
19 it the way it is. Don't do anything with it.  
20 It's a beautiful piece of land. You put seniors  
21 there. Don't screw it up.

22 MS. BARFORD: Sandy Barford,  
23 B-A-R-F-O-R-D. I live at 502 Falcon. Thank  
24 you. That was beautiful. That was great. In  
25 our community, we've got -- I don't care that

1 it's senior. We got a lot of active people. We  
2 got a lot of walkers. If you've ever walked our  
3 roads, you know that it's a haul up and down  
4 that hill. I mean, you're out there and you're  
5 sweating and you're getting miles -- and I  
6 forget, what is it, two -- I think I do two and  
7 a half miles by the time I get back to my house.  
8 I've gotten a good workout. So I think before  
9 you do that, maybe you ought to ask everybody  
10 that lives in that neighborhood. I know some of  
11 the residents maybe walk around. I don't have a  
12 pet anymore, but I don't walk in there, because  
13 I don't want to get ticks, but I'm satisfied  
14 with walking our neighborhood.

15 It's a great neighborhood to walk in,  
16 beautiful homes, beautiful outstanding  
17 landscape, and I'd be willing to bet nobody  
18 wants to put any money into that trail and give  
19 up walking around our beautiful neighborhood and  
20 go up in the woods. If they do, that's great.  
21 It's just not my cup of tea at this point, but I  
22 agree, leave it alone. \$26,000? We live in  
23 Bucks County, one of the most beautiful counties  
24 in all of Pennsylvania. You can't leave that  
25 little piece of property alone. We've got the

1 Delaware Canal. You can walk your legs off.  
2 You can bike your legs off on that towpath. Why  
3 are you so concerned about this little piece of  
4 land? I don't get it. I think you should leave  
5 it alone.

6 Let nature take its course. And, truly,  
7 when I was walking the neighborhood last year, I  
8 saw a fox and -- the little ones are called  
9 kits -- I bet I saw four kits. If you start  
10 bringing in bulldozers, people are walking  
11 around -- I mean, there are fox in the  
12 neighborhood. Yeah, I get it. That's where the  
13 name came from, but can you imagine traffic off  
14 of 202, and we still see a family of fox in our  
15 neighborhood. I really wish you'd just leave it  
16 alone.

17 MS. ZIETCHICK: I think I would just  
18 like to clarify the point that the land is now  
19 labeled as an active park. Our purpose for  
20 being here is to have it labeled as a passive  
21 park. I think we've forgotten that what  
22 development is that takes place on the land we  
23 can follow very carefully and we can make  
24 comments on it. As far as Phase 1 goes, it's  
25 more or less of a path. If you don't want

1 picnic tables, we can handle that. But I think  
2 we're here tonight because it's very important  
3 to change the name of the park from an active  
4 park to a passive park. If we don't do that,  
5 we're thinking fields, whether we like it or  
6 not. It's been an active park since we moved  
7 in. We have to change it to a passive park. At  
8 that point, we can say leave it alone. It's a  
9 passive park or we can make paths on it or we  
10 can go as far as -- by coming here and listening  
11 to Ralph's plans and seeing what happened, we  
12 can decide where to go from there. But if  
13 you're saying leave it alone, you're saying  
14 leave an active park and that's not what we want  
15 to do here tonight. We want the supervisors to  
16 agree that it's a passive park.

17 MR. YEAGER: Please direct your comments  
18 to the board and it's got to be one person at a  
19 time.

20 MR. BLAUSTEIN: Mark Blaustein,  
21 B-L-A-U-S-T-E-I-N, 605 Ben Lane. I don't think  
22 anyone here is saying to -- you know, I commend  
23 everyone for going to the point of making this a  
24 passive park from an active park, but the  
25 suggestions that I've heard since I've been here

1 to leave this the way it is is without a doubt  
2 the best suggestion of all. If this is a matter  
3 of \$75,000 that you were given originally by the  
4 developer or not given the \$75,000 and given the  
5 land to make this into a park -- you already  
6 have an option that's been thrown out that the  
7 one gentleman is willing to give you \$50,000 for  
8 half of the cost of the land to bring this back  
9 to the way it was originally.

10 Now, the point is that Silvertail is a  
11 very very narrow road. Traffic in and out of  
12 our development is horrendous. You try to get  
13 out of there in the morning, in the evening,  
14 it's absolutely a mess. Solebury has plenty of  
15 other properties that they have, including where  
16 the land is across 202 as one of the properties,  
17 that doesn't infringe on any developing  
18 whatsoever. To take land that is part of a 55  
19 community with one-road access into it and  
20 access from the other side, which if the other  
21 development, which it certainly doesn't -- it  
22 infringes other people there, but it's not a  
23 over-55 community -- utilize -- if you have to  
24 use this land, utilize it from the other side  
25 that doesn't infringe on our community.

1           I think it's an absolutely horrendous  
2   idea to take this property and to make it a  
3   public access. You've got signage for \$1,000.  
4   You're going to be posting that to the public.  
5   It's going to mean more traffic into the  
6   community. We have parking on one side of the  
7   street not two. There's plenty of reasons. I  
8   can go on and on for a lot more than three  
9   minutes as to why this is a horrible idea. I  
10   think that the idea that was suggested to take  
11   this land, leave it into the beautiful farmland  
12   that it is, and then go from there, find another  
13   piece of property to develop as a park, if you  
14   deem necessary for Solebury to have it, but  
15   leave this property alone.

16           Everyone in this room -- no one in this  
17   room would have moved into Fox Run knowing that  
18   at the end of the road there was going to be a  
19   park, whether it be passive or active, from the  
20   beginning. No one would have moved here. They  
21   would have moved into other developments not  
22   into Fox Run. And now to come in here and do  
23   something like this, it is an infringement on  
24   all of us. I think it's a horrible idea. I  
25   hope that you'll see to it that this room is

1 filled with all members of the community, and  
2 all of us are here for the reason to try to get  
3 you to understand that this is not a good idea  
4 to do to Fox Run.

5 MR. COSDON: I would like to respond.  
6 It is not \$75,000. It is \$2,500 per parcel.  
7 One hundred and thirty-two parcels at \$2,500,  
8 the Fox Run portion alone would have been to the  
9 developer \$330,000 --

10 MR. BLAUSTEIN: I thought you said you  
11 had the option of 75,000 --

12 MR. COSDON: -- plus \$2,500 per parcel,  
13 plus each parcel in North Pointe, and all of  
14 those parcels would have to had agreed.

15 MR. BLAUSTEIN: Why did the developer of  
16 Fox Run have anything to do with North Pointe?

17 MR. CHAIRMAN: Same developer.

18 MR. BLAUSTEIN: It was the same  
19 developer?

20 MR. COSDON: Yes.

21 MR. BLAUSTEIN: But North Pointe was  
22 already built.

23 MR. COSDON: There was a minimum of two,  
24 possibly three developers of North Pointe, one  
25 of which was the developer of Fox Run, and the

1 land that was donated, instead of paying a fee,  
2 was the 30 acres that we are discussing.

3 MR. BLAUSTEIN: It was for the 30 acres  
4 that he donated for Fox Run, but North Pointe  
5 was already built.

6 MR. COSDON: No. It was all one. This  
7 was before the Park and Rec Board in the early  
8 part of the 2000s, Michael?

9 MICHAEL: Even farther back.

10 MR. COSDON: And they made a  
11 recommendation to the Board of Supervisors. The  
12 Board of Supervisors, at that time, accepted the  
13 30 acres, but it is the developer who donated  
14 the land or pay a fee in lieu of.

15 MR. BLAUSTEIN: So North Pointe was a  
16 part of this whole --

17 MR. COSDON: That's correct.

18 MR. BLAUSTEIN: Well, then one should be  
19 a part of the project if you're going to be  
20 doing anything at all. Make an access road.  
21 There are dog parks in Doylestown. They have  
22 three access roads.

23 MR. COSDON: No one is talking about a  
24 dog park.


25 MR. BLAUSTEIN: But you're talking about



1 a park. You're talking about all of the traffic  
2 going down Silvertail. And if that's the case,  
3 that's a terrible idea. Put another road in  
4 from North Pointe.

5 MR. COSDON: My only point in trying to  
6 respond to you was that it is not 75,000. The  
7 Fox Run portion is 330,000.

8 MR. BLAUSTEIN: So then I stand  
9 corrected, if that's the case. As far as the  
10 area, the designated 30 acres, if you can figure  
11 out a way and you're going to use this as  
12 passive park, then figure out a way to get  
13 another road and parking. Get it away from  
14 Silvertail and make it a point closer to North  
15 Pointe.

16  MURTHA: My name is Trisha MURTHA.  
17 M-U-R-T-H-A. I live at 206 Bobwhite Road. I  
18 just want a little bit of clarification. I'm  
19 pretty sure -- just what's the channel? The  
20 point of tonight is we do want it into a passive  
21 park. If we don't do that first -- is that the  
22 first step we have to take?

23 MR. CHAIRMAN: Not necessarily.

24 MR. MURTHA: We want -- I agree with  
25 everything everybody said, but we want to know

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Ms. I  
The  
a passive

1 that in 20, 30, 50 years when we're all gone  
2 that we're not still talking about it. We want  
3 to take it off the table, and then as Barbara  
4 said -- am I understanding that correct? I  
5 guess that's my question.

6 MR. CHAIRMAN: Jordan Yeager, our  
7 township solicitor, has advised us that moving  
8 the designation from what it is now to a  
9 recreation field to officially a passive  
10 recreation field. I'm hearing it's extremely  
11 difficult, if not --

12 MR. YEAGER: We have not been asked to  
13 provide an opinion on the township's options to  
14 do that. There was preliminary discussion about  
15 it in other context, and we looked at the  
16 documentation, and it -- we knew that when it  
17 was dedicated, it was dedicated for both active  
18 and passive. So the notion that there's  
19 something new here is just incorrect. From the  
20 very inception, it was dedicated for both active  
21 and passive. There is a general body of law  
22 that requires the township to maintain the  
23 property as it was dedicated. There are a  
24 variety of different options that we can explore  
25 if there's a desire to change that, but we

1 haven't done that.

2 MS. MURTHA: So what's the point then of  
3 this evening? Is the point for us to just  
4 say -- which I think you've all gotten  
5 letters -- we really don't want it for so many  
6 reasons, and I think we have safety on both  
7 ends. We have the safety of strangers coming  
8 in. Whose going to monitor if people from  
9 outside Solebury come in? I mean, you're not  
10 going to have a gate at the door. So there are  
11 so many issues. So what can we gain tonight? I  
12 guess is my point. You know how we all feel.  
13 So what's the point?

14 MR. CHAIRMAN: The letters that we  
15 received said there was a high resistance to a  
16 dog park. We took that off the table.

17 MS. MURTHA: Thank you.

18 MR. CHAIRMAN: So then we said, okay,  
19 fine. The feedback that we received was a that  
20 the trail system, one that blended in with the  
21 environment, was something that would be  
22 productive to the community. So we said, okay,  
23 let's move forward and go back east. We'll look  
24 at the dog park on a broader scale, perhaps some  
25 other part of Solebury, or just look at the

1 concept itself some other place. So we took  
2 that off. That was the feedback we received  
3 from the letters. The point of this evening is  
4 we just saw a presentation for the trails,  
5 whether it's -- regardless of it's designation,  
6 we could move forward with that trail.

7 Now, one possibility is that we ask the  
8 solicitor to do a little bit more work and see  
9 if, in fact, it is possible. Another  
10 possibility is perhaps we ask the township  
11 engineer, and we already know it's going to be  
12 expensive, but would be the expense of building  
13 a trail bridge, whatever, from Creekside up  
14 avoiding Fox Run. That's a possibility.

15 AUDIENCE MEMBER: Nothing has been reported  
16 over the past 17 years, right? Is there a time  
17 limit where there has to be something on that  
18 property?

19 MR. CHAIRMAN: Not that I'm aware of.

20 AUDIENCE MEMBER: Why are we pushing  
21 this issue of doing something then?

22 MR. CHAIRMAN: Because in the township  
23 survey that we receive every 10 years in the  
24 course of producing a comprehensive plan, it was  
25 expressed -- a desire from community was

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Jerry Walton

1 expressed that they wanted more park land, more  
2 active park land. The Park and Rec Committee  
3 said, okay, fine, let's take a look at what's  
4 available that's in the inventory for the  
5 township. They said, well, here's something  
6 that hasn't been touched, something the township  
7 owns. Let's take a look at that. Some initial  
8 discussions they had with Fox Run indicated that  
9 the dog park was not something that anyone was  
10 very enthusiastic about it, but a trail was  
11 something --

12 Again, the feedback that we received was  
13 that that was something positive that would add  
14 to community. With that feedback, we said,  
15 okay, fine, let's have this discussion. So  
16 that's what happened.

17 MR. GACK: Conrad Gack. My specific  
18 letter was nowhere near a passive park. My  
19 letter specifically indicated that it either  
20 remains the same way it is now or it becomes  
21 conservation land. We can't afford to add the  
22 traffic up there. We can't get in and out of  
23 202 the way it is now. We don't get police  
24 protection. We do get it, but they do come up  
25 and they pass through. That's it. If you have

1 any activities up there, you're going to have to  
2 monitor that place. My recommendation was  
3 nothing or conservation land, just to be clear.

4 MS. ROONEY: Linda Rooney. What are the  
5 legal ramifications when it's active and  
6 passive? What would it cost and what would be  
7 the legal limitations of changing this to be  
8 passive?

9 MR. CHAIRMAN: Again, as our solicitor  
10 indicated, that's something that we have to take  
11 a look at.

12 MR. YEAGER: We have not been asked to  
13 explore all those options yet.

14 MS. ROONEY: That's why we're here. We  
15 want to ask the Board of Supervisors if they  
16 would agree to making it a passive park. You  
17 said there's legal things so I'm --

18 MR. YEAGER: What I can tell you is that  
19 there are complications that need to be looked  
20 at in order to do that? Am I prepared to sit  
21 here today --

22 MS. ROONEY: No, I don't expect you to,  
23 but could you give a report today to the  
24 supervisors as to what that would entail and  
25 cost?

1 MR. YEAGER: If the Board of Supervisors  
2 is interested in having us explore that further,  
3 that's something that we can explore further.

4 MS. ROONEY: Well, I hope that you do.  
5 Thank you.

6 MR. ROBINSON: Bill Robinson, 505 Falcon  
7 Point Drive. How do you guys feel and everybody  
8 else feels right now? Do you think we want  
9 trails to hike around?

10 MR. CHAIRMAN: That was the feedback  
11 that we received.

12 MR. ROBINSON: I wish you all could  
13 drive over and drive up Silvertail. That's  
14 quite an experience. Someone mentioned a fire  
15 engine. Good luck. You might have a whole  
16 frame of reference that would have been a lot  
17 different if you would have driven up  
18 Silvertail. My son is a nice young man. He was  
19 in the park yesterday and I said, guess where  
20 I'm going tomorrow night, a township meeting.  
21 We're going to talk about a dog park. He said,  
22 what.

23 MR. CHAIRMAN: We're not talking about  
24 a dog park.

25 THE WITNESS: I know. But he said, how

**Helen Tai**  
**Sticky Note**

Mr. Robertson

said, how

1 in the world can you have access in a senior  
2 community up that road. I just would like to  
3 get some idea that you think we don't want a  
4 trail. We don't want anybody up there is what  
5 we really want.

6 MS. GOLDMAN: My name is Lois Goldman.  
7 I live next door to the gentleman with the  
8 orange shirt, Conrad. I'm at 151 Silvertail  
9 Lane. Has anybody ever tried to get through  
10 Silvertail Lane? Mr. Parks and Recreation said  
11 himself that you couldn't access or egress that  
12 street because of the narrowness and the traffic  
13 coming in from 202. It doesn't make any sense.  
14 Leave it alone, and everybody will be happy.  
15 Why spend money on something that doesn't work  
16 when you have -- across the street -- a facility  
17 for what you want to do? First of all, I didn't  
18 understand that that land, when I moved in  
19 there, was going to be anything then what it  
20 was. Now I feel that I was misrepresented in  
21 purchasing that home of what that was to be. I  
22 think you are really in error and the township's  
23 misrepresentation is definitely (inaudible).

24 MR. REYNOLD: I lived in New York before  
25 I came here -- My name is Bill Reynold,



1 R-E-Y-N-O-L-D, 202 Bobwhite Road. Rockefeller  
2 didn't do a lot of good things, but one thing he  
3 did was try to build up the Adirondack's and put  
4 them forever wild. That should be the same  
5 thing we do to that park up there. We're not  
6 here to have people there. They don't care.  
7 Dog parks, parking, fields, it doesn't make  
8 sense. We are an old community. We are elderly  
9 people. We want our peace and quiet. I said  
10 this before. Why do we have to have that there?  
11 Go on 202, reblow the dam, develop that, and you  
12 can have anything you want down there. You  
13 don't have to have it on our area. We don't  
14 want people to be wandering around. It's going  
15 to create a security problem, and it's going to  
16 create traffic problems. Why do you have to  
17 disturb us? Would you like to have it next to  
18 your house or your house or anybody else's  
19 house? I'm sure you wouldn't, but you want to  
20 dump it on us. This is like gold mining.  
21 Between the builder and between the township,  
22 they had a gold mine. They got the gold, and  
23 now we're getting the shaft.

24 MS. CLOUTIER: Marissa Cloutier,  
25 C-L-O-U-T-I-E-R. Can we make a motion as a

1 public member to -- we can't make a motion to  
2 have the solicitor --

3 MR. CHAIRMAN: I don't believe so. By  
4 the way, if I can just make one comment -- and  
5 Jim you can help me with whether we're ranked  
6 first or second as the lowest tax-rate township  
7 in Bucks County. We're the lowest. Go to  
8 another township, you'll pay more taxes,  
9 guaranteed.

10 MR. REYNOLD: We're already paying right  
11 now the equivalency of \$3,000 for school tax per  
12 person. There's not one child in this whole  
13 community. So we have five million dollars  
14 towards your school system and your school  
15 system is always complaining about more. Don't  
16 say we're not giving you money. That community  
17 is giving you money, a lot of money.

18 MR. CHAIRMAN: I'm saying to go to  
19 another township, and you'll be paying more.

20 MR. SEARING: We pay school taxes. We  
21 pay township taxes. We pay county taxes. These  
22 are three different entities. The numbers  
23 you're referring to -- and I don't have the  
24 numbers for each unit in Fox Run. The numbers  
25 you're talking about is about four times what

1 the township taxes are. So if -- and I don't  
2 know that it's \$3,000, but if you're talking  
3 about \$3,000 in school taxes, the total taxes we  
4 pay to the township is about 750. I just want  
5 to clarify. Again, I don't have your exact  
6 numbers, but the school tax is four times the  
7 township tax, and it's why we're all concerned  
8 when we're talking about four points. Four  
9 points is a really big deal when it's four times  
10 the effect on our taxes of what the township is.  
11 I just wanted to clarify that.

12 MR. CHAIRMAN: At this point, everyone  
13 has had several chances to express their  
14 opinion. Can I pick someone who hasn't had a  
15 chance to speak.

16 AUDIENCE MEMBER: Back here.

17 MR. CHAIRMAN: Yes.

18 MR. CAROLINE: Can I ask a question with  
19 respect to the procedure for changing the status  
20 of the park from active to passive. What is the  
21 procedure?

22 My name is Frank Caroline. I live at  
23 158 Silvertail Lane, Fox Run Reserve, an  
24 active-adult community. As, Mr. Morrissey, I'm  
25 sure you are aware that we are active.

1           MR. SEARING: Mr. Chairman, I'd like to  
2 come back -- just as a point to order -- to the  
3 agenda item that we are discussing tonight. So  
4 could we clarify, we're hearing a presentation  
5 from Parks and Rec, and Parks and Rec has made a  
6 specific proposal.

7           Ralph, could you enlighten us with  
8 what's on our agenda and what the business is  
9 we're conducting here tonight?

10          MR. DIZIO: I wish I could read the last  
11 page -- do you have that? I'm sorry. Would you  
12 like me to read it or --

13          MR. SEARING: Please.

14          MR. DIZIO: "We request that the Board  
15 of Supervisors authorize the Solebury Parks and  
16 Recreation Committee to work with Solebury  
17 Administration to develop a North Pointe Park  
18 Plan for approval by the Board."

19          MR. CHAIRMAN: I think all of us at this  
20 point can agree that perhaps what we need to do  
21 is take a look at that particular motion and get  
22 some more answers. It was a concept. I hear  
23 some people say, what would it take to turn it  
24 into a preserve -- recognized preserved land?  
25 Again, what we've heard from the solicitor is

1 that it's going to take more work. I've also  
2 heard that -- at least some of you, I think a  
3 significant amount of you -- one of the main  
4 issues is traffic going up the road. What would  
5 it cost? It would cost a fair amount of money,  
6 but what would it cost to build something from  
7 Creekside up avoiding Fox Run?

8 Now, that cost may be prohibitive, but  
9 we don't know for sure. I know that doesn't  
10 make everyone smile here, but I think that gets  
11 many of us focused on the direction here.

12 AUDIENCE MEMBER: Steve (Inaudible), 250  
13 (Inaudible) Lane. If you go back to the slides,  
14 I thought you said that they want the park to be  
15 passive.

16 AUDIENCE MEMBER: Right. The first  
17 slide said --

18 AUDIENCE MEMBER: So if you wanted the  
19 park to be passive, then you need to get the  
20 solicitor to understand what that's going to  
21 take. Phase 1, change the designation from  
22 active to passive.

23 MS. TAI: I think, as Kevin said,  
24 there's different ways we can approach this.  
25 One option would be to implicitly make it

1 passive without going through the legal process  
2 of changing the designation. That is a  
3 possibility. I know it gives you discomfort  
4 because a future board is going to change that.  
5 That is an option if we cannot legally change  
6 the designation. I think what Parks and Rec is  
7 trying to do here -- and you can correct me if  
8 I'm wrong -- is you're trying to indicate you're  
9 not advocating ball fields, right?

10 MR. DIZIO: Right. Correct.

11 MS. TAI: So that's the direction  
12 they're talking about, whether it's legally  
13 changed or not. It's conceptually is what  
14 they're advocating.

15 MR. DIZIO: I think everyone on the  
16 committee realized that that land that is now  
17 designated as active recreation, everybody  
18 wishes it was someplace else. We're just kind  
19 of left dealt with the hand we were dealt with  
20 in terms of it. So it's a bad --

21 AUDIENCE MEMBER: You don't know the  
22 hand you're dealt with yet until you get the  
23 solicitor to understand and present to you  
24 whether or not the thing can be turned passive.  
25 Seems to me that is reasonable thing for the

1 board to do.

2 MR. YEAGER: It can be used for passive  
3 recreation. There is absolutely no question  
4 about that. The question is: What would it  
5 take to prevent it from being used for anything  
6 other than passive recreation?

7 AUDIENCE MEMBER: That's exactly what  
8 I'm asking you to look at if board agrees.

9 MS. PIGNITOR: Pat Pignitor,  
10 P-I-G-N-I-T-O-R, 130 Silvertail Lane. The  
11 Federal Housing Commission, I believe, in 1987  
12 made a ruling for active-adult communities or  
13 age-restricted communities. Part of that ruling  
14 said that they must be placed in an area where  
15 there is privacy and safety. So I'm not sure  
16 legally how that ever was able to become  
17 designated an active park behind our community.  
18 It doesn't seem like legally that was legal in  
19 the first place. That has me puzzled. If  
20 anybody ever went back and read that ruling,  
21 they would see that this would have had to have  
22 been an impossibility.

23 MR. CHAIRMAN: Anyone else one that  
24 hasn't spoken? Yes.

25 MR. SCHWEIZER: Bob Schweizer, 214

1 Bobwhite. We talked about traffic. Has anybody  
2 checked the width of the roads that we have?  
3 There's only parking on one side. If you want  
4 to allow parking on both sides, we would have a  
5 hell of a job getting through there. That's  
6 another problem being brought up. With more  
7 traffic, you're going to have God darn accidents  
8 and people getting hurt for sure walking their  
9 dogs or whatever. Take that into consideration,  
10 too.

11 MS. SCHULL: I'm Pat Schull. I'm at 147  
12 Silvertail. I guess the question I have is:  
13 Regardless of whether the ground is improved for  
14 an active or a passive, is access to that space  
15 regardless going to be through Silvertail Lane  
16 or is that something that's up for discussion or  
17 up for a decision or is that a done deal, if  
18 that ground is approved?

19 MR. CHAIRMAN: The access to this trail  
20 in Phase 2 was discussed as having --  
21 determining whether we can build a road or a  
22 path or something from Creekside up to --

23 MS. SCHULL: And then there would not be  
24 access to that ground through Silvertail?

25 MR. CAMPBELL: You would still need to



1 keep access through Silvertail Lane. Silvertail  
2 lane is a public road and the park at the top is  
3 public land, not just for the residents in Fox  
4 Run, the 8600 residents of Solebury. We're  
5 trying to allow everybody access to that  
6 property. Everybody in this town deserves the  
7 right to use that property. We would like to  
8 let people know that it's there, so that people  
9 can enjoy.

10 MS. SCHULL: So that's going to happen?

11 MR. CAMPBELL: No, it's not.

12 MS. SCHULL: It sounds like.

13 MS. CLARK: That's just the  
14 recommendation.

15 MR. CHAIRMAN: This is just a  
16 presentation right now.

17 MR. CAMPBELL: We were charged with the  
18 duty to -- The Number 1 Item on the survey was  
19 trails, correct?

20 MR. SEARING: Yes.

21 MR. CAMPBELL: We're looking at the  
22 pieces of land that we have to help satisfy that  
23 request of the 8600 residents of Solebury  
24 township. We have very limited land that we can  
25 address that with. Fox Run is a very nice piece

1 of land. We walked it. It's beautiful. We  
2 would like to see other residents be able to use  
3 that property, everybody.

4 MS. SCHULL: So there's not too much  
5 that -- the access to the ground from Silvertail  
6 Lane is really not up for discussion?

7 MR. CAMPBELL: It's a public road going  
8 to public land.

9 MR. CHAIRMAN: Again, part of Phase 2  
10 was to investigate the possibility of going over  
11 Creekside to the park. It'd be incredibly  
12 expensive, I believe, but we just don't know.  
13 We don't know how expensive it would be, and we  
14 don't know whether grants or other sources of  
15 moneys would come in. Again, this is a  
16 discussion.

17 MS. ROGERS: Libby Rogers, R-O-G-E-R-S,  
18 424 Snowy Owl Lane. I'm concerned about the  
19 park, the property, having young people in there  
20 and the activities that they might bring into  
21 that area, drugs, break-ins, access to our  
22 homes, hanky panky in the cars. Nobody has  
23 touched that part of it, and that's something  
24 that concerns me.

25 MR. CHAIRMAN: Is there anyone else that

1 hasn't expressed their opinion? In fact, at  
2 this point, I'd like to ask if you have  
3 something new to be said, fine, but repeating  
4 the same point again, I think is going to be --

5 MS. JORDAN: Charmaine Jordan. So the  
6 biggest concern for Fox Run is access through  
7 Silvertail, which we all know we don't want.  
8 What about moving the access road from the other  
9 direction from Phase 2 to Phase 1, nip that in  
10 the bud at the beginning?

11 MR. CHAIRMAN: That should be discussed.  
12 I agree. That's something that needs to be  
13 discussed.

14 MR. ROGERS: Gus Rogers. The main issue  
15 here is the traffic study. That's a major piece  
16 of this that's missing in terms of the current  
17 road being able to handle whatever projected  
18 traffic we're talking about for a passive park,  
19 which has to be defined. And that road is  
20 extremely narrow, Silvertail. There are parking  
21 issues there. It's free access, one-way access,  
22 into an adult community. So that really  
23 needs -- that's a deficiency really by in the  
24 study by parks and the commission group.

25 MR. NARDONE: Leo Nardone, Silvertail

1 Lane. We're the second house in from 202, so  
2 when the speeders come by our place, they're  
3 probably doing 35, 40 miles an hour. They can  
4 careless. I've asked the chief a couple years  
5 back to at least get a car parked in there,  
6 whether you charge somebody or not, so they know  
7 we do have a police department that does that.  
8 I understood his problem. You can't park a  
9 police car there all day long. But more  
10 importantly than that, when you talk about no  
11 dog park, right?

12 MR. CHAIRMAN: There isn't a dog park on  
13 the agenda.

14 MR. NARDONE: I know, but can that come  
15 up sometime down the road?

16 MR. CHAIRMAN: It's not being considered  
17 by anyone at this point, no.

18 MR. NARDONE: There we go, "at this  
19 point." If something else doesn't happen here  
20 and you have the, active choice or the passive  
21 choice, and it becomes active and a dog park  
22 again, where are we going?

23 MR. CHAIRMAN: I can tell you for the  
24 foreseeable future no one is considering putting  
25 a dog park in Fox Run. Park and Rec Committee

1 is looking at that concept in a broader scope  
2 and seeing if it fits somewhere else.

3 AUDIENCE MEMBER: My wife and I walk up  
4 there to the so-called parking area frequently,  
5 not drive, we walk up there. When the farmer  
6 comes in there -- he's a sweetheart this guy.  
7 There isn't a drop of mud on the road ever.  
8 When he comes up, brings his equipment, he puts  
9 it to work. When he harvests, he does the same  
10 thing. It creates an atmosphere that that's  
11 what you want to see there. As far as a trail,  
12 make our own trail. We don't need a trail to be  
13 made. Just get up there and do what you want to  
14 do with that property.

15 MR. CHAIRMAN: At this point, can I just  
16 summarize the feedback that we received? What  
17 I'm aiming for at this point is seeing if  
18 there's any new points. Let me just -- some  
19 people have said they don't want anything up  
20 there, don't touch it at all. Some people  
21 want -- like the idea of a trail but access via  
22 Creekside. We've heard that. Some people want  
23 perhaps just a trail but nothing else. They  
24 don't want the picnic area. Are there any other  
25 points that we can make --

1 AUDIENCE MEMBER: Or they want it  
2 preserved.

3 MR. CHAIRMAN: Or they want it  
4 preserved, yes.

5 MR. HINLY: Jim Hinly, H-I-N-L-Y. I'm  
6 on Bobwhite. My concern is security. There are  
7 many of our homes that are empty during part of  
8 the winter when we go South. There are many of  
9 our homes that empty during the summer when  
10 people go to the beaches. Who is going to  
11 supervise the loitering and the excess traffic  
12 that's going to be generated by the supposed  
13 2,000 vehicles that are going to be entering  
14 into here? Who is going to supervise the  
15 ingress and egress onto 202? At the present  
16 time, it is extremely difficult between the  
17 hours of, say, 8:00 to 9:30 and from 4:00 to  
18 6:00, 6:30 to get out and make a left-hand turn  
19 onto 202. Are we going to be forced only to  
20 make a right-hand turn? There are a few things  
21 that are concerning there. To be very honest, I  
22 propose that you reject the entire thing and  
23 have it go back for more study. I think it's  
24 been brought forward much too soon.

25 MS. ROONEY: Linda Rooney, 140

1 Silvertail. I noted a couple of times North  
2 Pointe Park. Where is Fox Run? Where are we in  
3 all of this? Who decided it was going to be a  
4 North Pointe Park? Why is North Pointe  
5 sectioned out to have a park and we're not  
6 considered as to what we want for that property?

7 MR. CHAIRMAN: It was a label that was  
8 used, but, certainly, anyone could use it.  
9 Because I think it's focused on the fact that  
10 eventually the hope is that there will be a  
11 trail going up there. I don't know if that's  
12 possible or not. At this point, can I  
13 suggest --

14 AUDIENCE MEMBER: I want to make one  
15 point.

16 MR. CHAIRMAN: Sure.

17 AUDIENCE MEMBER: You talk about Phase  
18 2, the entry from Creekside. My concern is  
19 Phase 1 should be abandoned until you can check  
20 what we can do over at Creekside and avoid  
21 everything from going in from Silvertail Lane.  
22 If you don't do that and you put one dollar and  
23 put a stake in the ground and start changing  
24 things, Phase 2 is going to automatically come.

25 MR. CHAIRMAN: At this point, honestly I

1 think we've gotten the input. I'm not sure that  
2 there's -- I think we're going through the same  
3 bits over and over again. I'd like to -- can we  
4 have just a discussion as to whether we could  
5 consider a motion? One, to ask Jordan to look  
6 into what it would take to preserve land, and I  
7 think I'd like to have a motion to ask the  
8 engineer what would it cost to have a road go up  
9 from Creekside to the park. I guess the first  
10 one is --

11 MR. COSDON: I'm sorry. A road?

12 MR. CHAIRMAN: A road or a path, a  
13 trail, that would be going up from Creekside. I  
14 guess the first function is may I have a motion  
15 to authorize the township solicitor to  
16 investigate what it would cost to formally  
17 designate, what is called this evening, the  
18 North Pointe Park as passive recreation?

19 MR. YEAGER: To limit it to passive  
20 recreation.

21 MR. CHAIRMAN: To limit it to passive.

22 MR. COSDON: I don't think we need to  
23 ask what it would cost. I think we need to ask  
24 what is the viability.

25 MR. CHAIRMAN: Didn't I say --



1 MR. COSDON: No, you said what it would  
2 cost.

3 MR. CHAIRMAN: What is the viability?  
4 May I have a second of that?

5 MS. TAI: I'm not clear what the motion  
6 is.

7 MR. CHAIRMAN: May I have a motion to  
8 authorize the township solicitor to investigate  
9 what it would cost -- what it would take, so  
10 that would be procedurally and cost, to formally  
11 designate, what is called this evening, the  
12 North Pointe Park as exclusively a passive park?

13 MS. TAI: I'm hesitating because I know  
14 we've talked about something slightly different  
15 in the past. If I'm understanding it correctly  
16 from what we've discussed in the past, it's not  
17 a slam dunk by any means, right? So we can go  
18 down this long excessive --

19 MR. CHAIRMAN: But we don't know,  
20 neither one of us are attorneys.

21 MS. TAI: I'm not asking you. I'm  
22 asking Jordan. I just want to get  
23 clarification. This is something that could  
24 cost us quite a bit of money and time, and we're  
25 not able to do it; is that correct?

1           MR. YEAGER: What I understood from  
2 Kevin's suggested motion would be for us to  
3 explore what the options are and what those  
4 options would entail, both -- try to estimate  
5 what the likelihood of success are, what the  
6 hurdles are, what the opportunities are, and  
7 some estimate of cost with pursuing those  
8 different paths.

9           MR. CHAIRMAN: May I have a motion for  
10 that?

11          MS. TAI: So moved, yes.

12          MR. CHAIRMAN: Second?

13          MR. BARRETT: I'll second.

14          MR. CHAIRMAN: Comments from  
15 supervisors?

16          MR. COSDON: I'd like the stenographer  
17 to repeat the motion.

18                               - - -

19               (Whereupon, the motion was read back.)

20                               - - -

21          MR. CHAIRMAN: Any additional comments  
22 from supervisors? Comments from the public?

23          MR. CAPUTO: Chris Caputo. This is  
24 progress, and I applaud the Park and Rec group  
25 for recognizing active is nonsensical, but I

1 think what I heard in this room is anything up  
2 there doesn't make sense. I understand there's  
3 traffic. There's access. Bob Wynn and I  
4 know -- because I built a road and I'm in the  
5 process of debating rebuilding a bridge --  
6 you're talking millions of dollars to build a  
7 road with access to Creekside Drive.

8 MR. CHAIRMAN: Chris, that's not what  
9 we're talking about here. We're talking  
10 about --

11 MR. CAPUTO: What I really want to say  
12 here is I've lived here 10 years. Every two  
13 years, this comes up. What are we going to do  
14 with North Pointe Park? Every year there's an  
15 idea and every year this room fills up with  
16 people who object. Why don't we put this damn  
17 thing to bed?

18 MR. CHAIRMAN: Chris, that's what we're  
19 trying to do.

20 MR. CAPUTO: I don't want to come here  
21 for 10 more years, every other year.

22 MR. CHAIRMAN: Did you listen to the  
23 motion?

24 MR. CAPUTO: I did.

25 MR. CHAIRMAN: The motion is to allow us

1 to move from active to passive.

2 MR. CHAIRMAN: That's exactly what the  
3 motion is.

4 MS. TAI: He wants us to preserve it.

5 THE WITNESS: I don't want you to do  
6 from active to passive. I want to preserve it.  
7 I don't want it active to passive.

8 MR. YEAGER: There are different  
9 definitions of what it means to be passive.

10 Okay? Open space is talked about very  
11 generically. Active is talked about  
12 generically. I'm not so constrained by the  
13 word, "passive." What we're going to explore  
14 or what the options are to limit the use of that  
15 land. Right now it's been dedicated in a way  
16 that requires it to be preserved for use. I  
17 understand that the purpose of the motion is to  
18 explore what are the options to move past that  
19 and to limit the use. That's what the purpose  
20 of the motion is. If the motion passes, that's  
21 what we'll explore.

22 MR. CHAIRMAN: Any other comments?

23 MR. SCHAFFER: Mark Schaffer. The point  
24 I want to make is that you're talking about all  
25 these -- you're going to look into all these

**Helen Tai  
Sticky Note**

Mr. Caputo

1 different things. There's all cost involved in  
2 all of that. And not doing anything, there's no  
3 cost. So if you could look at moving it into a  
4 preserve, there's no future costs. Everything  
5 you do, whether it's active, passive, you're  
6 doing things with a continual cost to the  
7 township. This would be no cost anymore. So if  
8 it's a one time cost that it takes to do the  
9 study, that's all it takes.

10 MR. CHAIRMAN: And that's the purpose of  
11 the motion. Any other comments?

12 MR. CAMNES: Gary Camnes, C-A-M-N-E-S,  
13 221 Bobwhite. We all want to keep cost down. I  
14 think one thing that nobody has thought about  
15 here is that if anything goes up there at the  
16 end of that road, you're going to have to put a  
17 light down there. There's \$300,000 to put a  
18 light in. Also, the police department is going  
19 to want to put another officer on. You've got  
20 24 hours, seven days a week, that there's going  
21 to be things happening up there, kids parking,  
22 possibly doing dope up there. Many things could  
23 happen up there in the park.

24 The other thing you mentioned that there  
25 was 7,000 people who possibly want that to be a

1 walking area. I've been biking, walking,  
2 running in this town for 11 years. I have never  
3 wanted to go up there and do anything. There's  
4 17 miles, north or south, on both sides of the  
5 river. What the hell do I want to go up there  
6 for? It doesn't make sense. I can't believe  
7 there's people with interest that want to go up  
8 there. I run everyday, and I've never once  
9 wanted to go in that field. Why? I've almost  
10 been killed by deer three times.

11 MR. CHAIRMAN: Any other comments on  
12 this motion? May I ask for number of ayes,  
13 please?

14 BOARD MEMBERS: Aye.

15 MR. CHAIRMAN: Nays? Okay. Motion  
16 passed. I have a second motion. May I have a  
17 motion to authorize the township engineer to  
18 determine the feasibility, including cost of  
19 building a path from Creekside up to what is  
20 referred to as North Pointe Park? May I have a  
21 motion for that?

22 MS. TAI: I'm not interested in that.

23 MR. CHAIRMAN: No interest in that?  
24 Okay. Then at this point, we're at a point of  
25 obtaining feedback from the township solicitor

1 to find out what it would take to officially  
2 designate the property to a passive recreation.  
3 Again, as Jordan mentioned, that will be  
4 exclusively defined. It could also be preserved  
5 land, but we're going to find out specific what  
6 it will take to do that.

7 AUDIENCE MEMBER: Thank you.

8 MR. CHAIRMAN: Just a quick comment, a  
9 lot of these meetings I look at as sort of a  
10 family dinner. Sometimes that family dinner is  
11 Thanksgiving. Sometimes that family dinner is  
12 in a kitchen and you're complaining about the  
13 cost of electricity. I think it's the latter  
14 this time. I think it's good for us to sit here  
15 and talk through these issues. As was mentioned  
16 before, there was a misconception that this was  
17 preconceived, but I think what we will do is  
18 let's find out what this is, and we'll work with  
19 the Park and Rec Committee and see if we can  
20 come up with some other alternative.

21 Now, I have --

22 MR. COSDON: The next portion of the  
23 meeting may have some interest, which is  
24 ambulance service throughout the township.

25 AUDIENCE MEMBER: How do we find out if

1     there's --

2             MR. CHAIRMAN: It will be in the  
3     minutes. The township sends out minutes. I  
4     send out minutes. Helen sends out minutes. But  
5     as Paul mentioned, the next section is about  
6     24-hour ambulance service. That's something  
7     that we haven't done before. But before I do  
8     that, I want to thank the Park and Rec Committee  
9     and I think this is something we'll have to have  
10    additional discussions about it to figure out  
11    what direction to go in at this point.

12            MR. COSDON: I motion the board to  
13    (inaudible) the \$100,000 for emergency services  
14    for the upcoming fiscal year. This represented  
15    a five-fold increase from previous years. The  
16    motion passed unanimously 12/7, 12 hours a day,  
17    7 days a week, advanced life support from  
18    Central Bucks. This is available from Central  
19    Bucks Emergency Service from the Eagle Fire  
20    Station --

21            MR. CHAIRMAN: Let's take a moment for  
22    people to leave, if they wish. Again, we're  
23    talking about 24-hour ambulance service, which  
24    is something that is not available in the  
25    township today.



1 MR. COSDON: Almost three years ago, I  
2 motioned the board to allocate \$100,000 for  
3 emergency services for the upcoming year. This  
4 represented a five-fold increase from previous  
5 years. The motion passed unanimously, and 12/7  
6 advanced-life support from Central Bucks  
7 Emergency Services was available from the Eagle  
8 Fire Station, and this has continued  
9 uninterrupted for the past several years. This  
10 unit at Eagle does not transport.

11 Over the last two years, I have taken it  
12 upon myself to try and search to improve the  
13 situation for benefit of residents of the  
14 township. I took the responsibility to make it  
15 a priority to find a solution. I researched  
16 what other municipalities were doing. I  
17 researched for profit, squads, and I noticed  
18 that volunteer squads were becoming a thing of  
19 the past. Emergency services are too important  
20 to ignore, as you are more likely to require a  
21 rescue squad than you are a visit from the fire  
22 department.

23 This is particularly true to the  
24 demographics of Solebury. This past weekend, an  
25 accident occurred on 202 and Aquetong Road. The

1 response for life support came from Central  
2 Bucks ALS units stationed at Eagle. The  
3 transporting unit was dispatched from Wycombe.  
4 After attending meetings with Central Bucks  
5 Emergency Services and several one-on-one  
6 meetings with the chief, Charles Pressler, I'd  
7 like to offer the following recommendations:

8 First of all, over the past several  
9 years, the township, as I've mentioned, has  
10 allocated in our budget \$100,000. This has been  
11 divided between two companies that service the  
12 township. Central Bucks Emergency Services  
13 located in Doylestown has been receiving \$82,500  
14 of this amount. New Hope/Lambertville  
15 (inaudible) headquartered in Lambertville has  
16 been receiving \$17,500. New hope/Lambertville  
17 covers approximately one quarter of the  
18 township, roughly the area south of Center  
19 Bridge to Sugan Road along River Road and west  
20 to Aquetong Road. They can provide emergency  
21 services and transport.

22 Central Bucks provides advanced life  
23 support to the entire area from the Eagle Fire  
24 Station on a 12/7 basis. This is generally from  
25 7:00 in the morning to 7:00 in the evening.

1 This unit does not have transport services  
2 available but can provide medical service for  
3 stroke and heart attacks, which because of state  
4 law cannot be provided by New Hope/Lambertville.  
5 In addition, they also provide basic life  
6 support from their facilities in Doylestown and  
7 Wycombe on a 24/7 basis. This is why the unit  
8 responded from Wycombe.

9 This service is by ambulance, so they  
10 also can transport. My recommendations: I'd  
11 like to propose full ambulance service with  
12 basic and advanced life support from Eagle Fire  
13 Department for the entire township on a 24/7  
14 basis. The cost of this service from Central  
15 Bucks will be \$280,000, over double our current  
16 contribution. Naturally, this would reduce  
17 response times for all areas of the township.  
18 We are limited as a second-class township to  
19 one-half mil in our taxing structure for  
20 emergency medical services. One half mil would  
21 produce \$120,000, \$20,000 above what we are  
22 currently allocating.

23 I would propose that a referendum be  
24 placed in the November ballot to let our  
25 residents decide if they wanted this increase in

1 taxes and in services. It would mean dedicating  
2 a total of 1.2 mills for this service, but we're  
3 already dedicating \$100,000. The net increase  
4 would be \$180,000 or effectively three quarters  
5 of a mil. It would increase the tax bill  
6 approximately \$50 per household. Charles  
7 Pressler, Chief of Central Bucks EMS, has told  
8 me that they will write a referendum and will  
9 also pay for advertising for its support. He  
10 also had mentioned that they have never had a  
11 referendum turned down.

12 If necessary, they will sign a long-term  
13 lease with Eagle to ensure that the ambulance  
14 will have a home on a 24/7 basis. The  
15 problem -- and there are a few -- New  
16 Hope/Lambertville services has been a loyal and  
17 long-time dedicated supplier to the township for  
18 emergency rescue services. However, their area  
19 has been expanded to Frenchtown and almost to  
20 (inaudible). Also, they are out of service for  
21 us for what seems to be an extended period of  
22 time. This has been confirmed by our police  
23 department. Therefore, response times for  
24 transport from, as previously mentioned,  
25 Doylestown and Wycombe has been increased to

1 beyond what we should expect in this day and  
2 age, particularly, because of our demographics.  
3 If this continues, our residents response must  
4 come from either Wycombe or Doylestown with the  
5 aforementioned response times.

6           This past weekend I attended my  
7 granddaughter's high school graduation in  
8 Meadville, Pennsylvania. They invited a recent  
9 graduate back as a speaker, and the person that  
10 they had speak is in charge of and works for a  
11 company that looks for donations worldwide. One  
12 of the projects that he has been successful in  
13 is that he has instituted a program of  
14 two-minute emergency response in Israel, Syria,  
15 Lebanon, Jordan, throughout the Middle East. If  
16 they can get two-minute response times, we  
17 certainly should be able to improve what should  
18 be available to our residents. Currently -- I'm  
19 back to problems -- currently, New Hope Borough  
20 has roughly 30 percent of calls but only  
21 contributes 20 percent of the cost. New Hope  
22 has already voted to dedicate one-half mil, but  
23 this half mil only produces \$29,000. This  
24 \$29,000 is evenly split between the two  
25 services.

1           If my recommendation, which is to place  
2   on the ballot a referendum for 1.2 mills is  
3   approved, they will have the advantage of faster  
4   response times, better service, at the same cost  
5   to them. I have reached out without success to  
6   New Hope Borough to see if they would like to  
7   join our program and increase their millage  
8   through a referendum, which would then also  
9   decrease our requested 1.2 mills. However, I  
10   feel very passionate about this that regardless  
11   of what New Hope decides to do that we need to  
12   protect our residents, and we should let this  
13   referendum be decided by the residents of the  
14   township. And as mentioned, it is roughly \$50  
15   per household.

16           MR. CHAIRMAN: Discussion from the  
17   supervisors or comments?

18           MR. BARRETT: What's the next step to  
19   get this to referendum?

20           MR. COSDON: My motion.

21           MR. SEARING: Is there a deadline for  
22   when the board has to decide this?

23           MR. COSDON: Sixty days prior to the  
24   election.

25           MR. YEAGER: It needs to be submitted to

1 the Board of Elections 60 days prior, and they  
2 need time to approve it.

3 MS. TAI: So that's the beginning of  
4 September?

5 MR. COSDON: But they do need time to  
6 approve it.

7 MR. CHAIRMAN: So we're probably talking  
8 about doing this by -- having everything done by  
9 August.

10 MR. COSDON: I would prefer either to do  
11 it tonight or July --

12 MR. CHAIRMAN: No, no, I'm saying if --

13 MR. COSDON: The referendum has to be  
14 written and presented --

15 MR. CHAIRMAN: Right.

16 MR. COSDON: -- and if you look at it on  
17 a calendar basis with our only meeting in August  
18 being the third week in August --

19 MR. CHAIRMAN: Right.

20 MR. COSDON: -- if the referendum were  
21 approved then, you got Labor Day involved before  
22 the Board of Elections to read and approve what  
23 we have to say.

24 MR. CHAIRMAN: So we're really talking  
25 about July. We need to see this in July.

1 MR. COSDON: We need to see a completed  
2 referendum in July.

3 MR. CHAIRMAN: Right, by the next  
4 meeting. Okay. At this point, you're saying  
5 that New Hope is reluctant to do this?

6 MR. COSDON: No, I'm saying that New  
7 Hope -- I have reached out to the borough  
8 president -- borough council president, and have  
9 not received a response from them.

10 MR. CHAIRMAN: So at this point, either  
11 they don't feel it's particularly high in their  
12 priority list or --

13 MR. COSDON: I have not presented this  
14 portion to it. I said I want to discuss our  
15 mutual ambulance service.

16 MR. CHAIRMAN: So it sounds like if we  
17 were to endorse this, I think another step would  
18 be to go to New Hope --

19 MR. COSDON: Absolutely.

20 MR. CHAIRMAN: -- and say, we're going  
21 ahead with this, but, New Hope, why wouldn't you  
22 do this?

23 MR. BARRETT: Your motion would be to go  
24 ahead with this whether New Hope did or not?

25 MR. COSDON: That is my recommendation.



1 MR. CHAIRMAN: How confident are you  
2 that this \$50 per household --

3 MR. COSDON: Well, I did the arithmetic,  
4 and we're (inaudible) \$280,000 that the Central  
5 Bucks Ambulance has given to me. Chief Pressler  
6 is here this evening to verify that. Since we  
7 are already dedicating 100,000, so we're looking  
8 at a net increase of 180, which is three  
9 quarters of a mill.

10 MR. CHAIRMAN: And, realistically, it is  
11 going to grow.

12 MS. TAI: The amount is going to  
13 increase, you mean?

14 MR. CHAIRMAN: It would have to. It's  
15 part of the economy. It would have to. I don't  
16 think it will double, but it's going to increase  
17 at some point.

18 MS. TAI: Increase by more than --

19 MR. CHAIRMAN: Probably a two-percent,  
20 three-percent increase.

21 MR. COSDON: In studying the financials  
22 from Central Bucks, I feel fairly confident that  
23 this will remain where it is. Am I speaking out  
24 of term, Chief?

25 CHIEF PRESSLER: No, you're not.

1 MR. CHAIRMAN: So the question is: Why  
2 wouldn't New Hope do this also?

3 MR. COSDON: Because they could get an  
4 increased level of support without an increase  
5 in tax.

6 MR. CHAIRMAN: By just piggybacking on  
7 what we're doing?

8 MS. TAI: By using us.

9 MR. CHAIRMAN: By using us?

10 MR. COSDON: Exactly.

11 MR. CHAIRMAN: So why pay if we can have  
12 Solebury pay for us.

13 MR. COSDON: But I think it's so  
14 important that we don't have a reoccurrence of  
15 what happened with a transport from Wycombe to  
16 Aquetong Road. Why should Noel and I, who live  
17 in the northern part of township, have to wait  
18 for a transport from Doylestown when it can  
19 certainly be done out of Eagle?

20 MR. SEARING: I think as a whole this  
21 hangs together and is a good idea. I think the  
22 one issue -- we've just got new information  
23 tonight.

24 MR. COSDON: I have not look at that new  
25 information.

1 MR. SEARING: And I realize that.  
2 There's a fundamental issue in that New  
3 Hope/Lambertville's statistics are actually more  
4 than half of the calls. Last year, they had 322  
5 calls. Solebury had 312. I think this New Hope  
6 piece is very important both to create critical  
7 mass for the service that's provided, but also  
8 in making a contribution towards this. I think  
9 there's a loose end here that really is  
10 important that we button up as part of the  
11 process of not having contact with New Hope.

12 MS. TAI: Yeah, I agree completely.

13 MR. COSDON: For \$50 per household, I'm  
14 not willing to take that chance.

15 MR. SEARING: You're welcome to that  
16 point of view.

17 MS. TAI: I agree with Jim. Again, I  
18 think what you presented is -- it's good to be  
19 looking at this. To provide 24-hour ambulance  
20 service makes total sense, but I think in terms  
21 of how do we get there. So having New Hope  
22 participate, I think is an important part of  
23 that, rather than having us foot the bill for  
24 service that they're going to use at a higher  
25 percentage than what they're paying.

1 MR. CHAIRMAN: One possibility, if I may  
2 suggest, we could authorize a motion to do this.  
3 It would buy us time to talk with New Hope and  
4 find out where they are. And, certainly, by the  
5 July meeting with that edited information, we  
6 can determine whether or not we go ahead with  
7 that.

8 MR. YEAGER: As I understood the motion,  
9 it was to get a --

10 MR. COSDON: There's no motion.

11 MR. YEAGER: I'm sorry. As I understood  
12 what Paul suggested it was to work with the  
13 squad to come back to the board with a  
14 referendum prepared with the idea that it would  
15 be back at the board for July meeting in time  
16 for the board to consider whether to approve it  
17 and send it to the Board of Elections. Is  
18 that --

19 MR. COSDON: Yes. And at the same time,  
20 continue attempting to reach out to New Hope  
21 Borough.

22 MR. CHAIRMAN: And I would encourage  
23 everyone who knows someone in New Hope to give  
24 them a nudge and say, come on, guys. It  
25 wouldn't be a major amount of money, and it's a

1 service that I think we all can use.

2 MS. TAI: I also had a question about  
3 the amount. Right now we're paying 100,000. I  
4 know it's 12 hours, and we're talking about  
5 almost tripling that amount. So I'm trying to  
6 understand the math there.

7 MR. COSDON: Chief, can you help with  
8 that?

9 CHIEF PRESSLER: Well, when you're  
10 discussing the transporting service, you're  
11 discussing two staff members rather than one,  
12 and a transporting unit rather than an SUV.  
13 Now, even though the SUV you would think is just  
14 double that -- if you were adding an SUV at  
15 night, that it would just be double that, but,  
16 actually, in time, that dollar amount has been  
17 falling behind, which needs to be addressed in  
18 the future at some point. The difference  
19 between the 280 and the 83 we're getting now is  
20 significant, but it's two different models.  
21 Does that answer your question?

22 MS. TAI: Not really.

23 CHIEF PRESSLER: Ask away and I will try  
24 to help you through this.

25 MS. TAI: I'm not clear on what you just

1     said.  So for transport, you're saying you need  
2     two units, not one?

3             CHIEF PRESSLER:  No, transport requires  
4     two staff members.

5             MS. TAI:  Two staff members.

6             CHIEF PRESSLER:  Yes.

7             MS. TAI:  Okay.

8             CHIEF PRESSLER:  And we all know what  
9     staffing costs today, a lot of money.

10            MS. TAI:  So you're talking double the  
11     number of staff, and then you said something  
12     about the SUVs are more than double?

13            CHIEF PRESSLER:  Say that again.

14            MS. TAI:  What did you say about the --

15            CHIEF PRESSLER:  Right now we pay one  
16     paramedic 12 hours a day.  A transporting unit  
17     would be four personnel 24 hours a day.

18            MS. TAI:  Four personnel?

19            CHIEF PRESSLER:  Two personnel 24 hours  
20     a day, a total of four per day.  You need two  
21     people, day and night.

22            MS. TAI:  So four people each serving 12  
23     hours?

24            CHIEF PRESSLER:  Four people serving 24,  
25     or to keep it simple, two people on the unit at

1 one time during that duration of 24 hours.

2 MR. SEARING: Can I ask what assumptions  
3 you're making towards the reimbursement?

4 Because part of the issue has been that there's  
5 a reimbursement for basic ambulance support,  
6 which Central Bucks does not receive right now.  
7 So if Central Bucks was providing the service,  
8 there would be some amount that would be  
9 reimbursed.

10 CHIEF PRESSLER: The best I can do on  
11 future assumption of reimbursement is off the  
12 models that we currently have in our averages.

13 MR. SEARING: And what are those?

14 THE WITNESS: Average of 470,  
15 billable run received income.

16 MR. SEARING: Is this \$280,000 based on  
17 a financial -- is there a financial analysis of  
18 this? Are there calculations of what the  
19 assumption of --

20 CHIEF PRESSLER: Sure. The assumption  
21 of the number of calls that are billable times  
22 475 gives me balance of what I have to make up,  
23 and that comes out to about 280,000.

24 MR. COSDON: Is it fair to say that in  
25 some years it costs you money and in some years

**Helen Tai**  
**Sticky Note**

Chief Pressler

1 you go over?

2 CHIEF PRESSLER: Sure. That's  
3 day-to-day, week to week. Some people pay their  
4 bills. Some can't. Some can't afford it. Some  
5 don't. It's day-to-day. There is no way that  
6 the EMS business is a projectable or profitable  
7 business. We're here to serve the community.  
8 We gain nothing by standing here in front of  
9 you.

10 MR. CHAIRMAN: May I suggest that one  
11 (inaudible) here is for us to develop a motion,  
12 hopefully approve it, but what we're approving  
13 is to move forward in develops of a motion to be  
14 subsequently approved in July? That will buy us  
15 time to run the numbers. That will buy us time  
16 to certainly talk to our New Hope friends. So  
17 by July, we'll have more information. If we  
18 wait any longer, we're going to miss November as  
19 we all know. I think what we're -- potentially  
20 what we're approving tonight is something that  
21 says, we can move forward and buy us time to get  
22 the information that we'll need to ultimately  
23 approve it, because the alternative is we're  
24 going to miss November.

25 MR. BARRETT: You'll have to figure out



1 what the referendum is going to ask in terms of  
2 millage, taxes.

3 MR. COSDON: Eventually, we'll have to.

4 MR. BARRETT: That's why we need this  
5 time to get those real numbers.

6 MR. COSDON: I played around with  
7 several different versions of a motion. I just  
8 made a note here to change it again. So I'm  
9 going to try to work through this thing and see  
10 if I can't get everything involved that we've  
11 been discussing. I'd like to make a motion to  
12 develop a referendum to be placed on the  
13 November ballot to increase our current  
14 dedicated emergency services to cover 24/7  
15 advanced life support and basic life support  
16 from Eagle Fire Department.

17 MS. TAI: Did you say anything about  
18 Central Bucks?

19 MR. COSDON: I did not. That's in my  
20 next one.

21 MR. YEAGER: The referendum question  
22 under the second-class township code is on the  
23 imposition of the millage use.

24 MR. COSDON: Yes.

25 MR. YEAGER: It's not technically on the

1 24-hour service. I think the motion needs to  
2 reflect a proposed referendum question for the  
3 November election to levy an annual real estate  
4 tax for the purpose of funding 24-hour ambulance  
5 service for the township.

6 MR. COSDON: Should I put the millage  
7 in?

8 MR. YEAGER: It's my understanding that  
9 that exact millage amount hasn't been settled.  
10 That would be part of what the drafting of the  
11 referendum question would allow.

12 MR. COSDON: Okay.

13 MS. TAI: May I ask, have you talked  
14 with New Hope at all, Chief, about this?

15 CHIEF PRESSLER: I have not. I have  
16 not, but it should be a conversation that's had.

17 MR. CHAIRMAN: I think New Hope needs to  
18 be part of this discussion. If, in fact, we  
19 move ahead with this, why wouldn't New Hope do  
20 it as well?

21 MR. SEARING: Chief, is New Hope in your  
22 numbers?

23 CHIEF PRESSLER: In our numbers, yes.

24 MR. SEARING: Thank you.

25 MS. TAI: Paul, you want to make the

1 motion that -- I mean not repeat it but --

2 MR. YEAGER: You will adopt that as your  
3 motion.

4 MR. COSDON: Yes.

5 MS. TAI: I will second.

6 MR. CHAIRMAN: Comments from  
7 supervisors?

8 MR. COSDON: I think you can all tell  
9 how passionate I am about this and working on it  
10 for the number of years I have.

11 MR. CHAIRMAN: Any other comments?  
12 Comments from public?

13 MR. KENNERLY: Bill KENNERLY. I'm  
14 curious if this money is for salaries or for  
15 equipment or for both?

16 CHIEF PRESSLER: It's for staffing.

17 MR. KENNERLY: So salaries?

18 CHIEF PRESSLER: Yes, sir. Yes.

19 MR. McMANN: Fred McMann. Is New Hope  
20 permitted to be a free rider in this scenario?  
21 Is that how that works?

22 MR. COSDON: Are they permitted?

23 MR. McMANN: Are they permitted to be a  
24 free rider, meaning if we vote for it and taxes  
25 are levied and everyone in Solebury pays for it,

1 New Hope gets the services for nothing?

2 MR. COSDON: It's not for nothing,  
3 because they are contributing the \$29,000, which  
4 is the maximum that can without a referendum.

5 MS. TAI: Essentially, they can pay less  
6 than their fair share.

7 MR. McMANN: Like I said, it's a free  
8 ride for them.

9 MR. COSDON: When a call comes in,  
10 Chief, you're required to respond.

11 CHIEF PRESSLER: Correct.

12 MR. COSDON: You can't say, I'm not  
13 going to New Hope; is that correct?

14 CHIEF PRESSLER: That's correct.

15 AUDIENCE MEMBER: What is the incentive  
16 for New Hope? They get it any way.

17 MS. TAI: Why don't we stop paying and  
18 use New Hope?

19 MS. STILLMAN: My name is Sh  
20 Stillman. I'm with the Lambertville/  
21 Ambulance and Rescue Squad. We have serviced  
22 this area for a very, very, very long time. I  
23 don't know the details of the call that happened  
24 on Saturday that you're speaking about, but I  
25 don't believe our squad was ever dispatched to

**Helen Tai**  
**Sticky Note**

New Hope  
Skillman  
serviced  
time. I  
happened

1 come to Aquetong and 202. That's probably why  
2 no one responded and they sent the ambulance in  
3 from the other area. We do have an agreement  
4 with Central Bucks, as they're a mutual aid, so  
5 we should have been dispatched for that call.

6 We did pick up some additional territory  
7 over on our side of the river. We do have two  
8 full-paid staff crews in-house from 7:00 a.m.  
9 until 4:00 p.m., and we have one paid crew  
10 in-house 24 hours a day. We -- like I said, we  
11 have a Mutual Aid Agreement. If we go out on a  
12 call in New Jersey, Bucks County is notified so  
13 they're notified to send Central Bucks right  
14 away to cover their area so there's no delay in  
15 the service. I just wanted to give you that  
16 information and the way it's working right now  
17 with the responder unit is our service comes  
18 over and meets the responder unit. If it's an  
19 ALS call, then a responder unit goes with us and  
20 the two units transport. If it's a BLS call,  
21 the responder unit stays available for an ALS  
22 call, so the patient is transported by a BLS  
23 ambulance. Just so everybody understands that.  
24 So if Central Bucks goes into New Hope and  
25 provided both BLS and ALS, it's going to delay

1 your ALS calls, because they're going to have  
2 one unit to cover New Hope and Solebury.

3 MR. CHAIRMAN: Any other comments?

4 AUDIENCE MEMBER: Steven (inaudible).  
5 The reason -- all that is being asked of you,  
6 Solebury Supervisors, is to move forward towards  
7 a referendum on the November ballot.

8 MR. CHAIRMAN: Right.

9 AUDIENCE MEMBER: Of course you can't do  
10 that for New Hope. That's up to New Hope  
11 Borough. You can talk to them, but you can't  
12 force their hand. I wish we could, but I also  
13 think that's unnecessary.

14 MR. CHAIRMAN: Hopefully, this will --  
15 if we do approve this, hopefully this is an  
16 example for them. Any other comments?

17 MS. ZIETCHICK: Barbara Zietchick. If  
18 there's only one unit and two patients, what  
19 happens?

20 MR. COSDON: Same thing that you have  
21 now.

22 CHIEF PRESSLER: We have to call for  
23 another ambulance from another station.

24 MS. ZIETCHICK: So like triage, which  
25 one is worse goes first?

1 CHIEF PRESSLER: Correct.

2 MR. CHAIRMAN: Any other comments?

3 Ayes?

4 BOARD MEMBERS: Aye.

5 MR. CHAIRMAN: Nays? Passed

6 unanimously.

7 MR. COSDON: I'd like to make a motion  
8 to have Central Bucks Emergency Services work  
9 with the township in writing the referendum.

10 MR. YEAGER: It seems to me that the  
11 discussions have already been with the squad.  
12 The referendum question is limited by law what  
13 it can contain and we have samples of it. I  
14 understand the process we will adopt to continue  
15 to work with the squad. We need to do that to  
16 develop the millage numbers and to draw on their  
17 expertise. I can certainly discuss with the  
18 township staff to work with the squad to pool  
19 that information.

20 MR. COSDON: That's my intent. So we  
21 don't need a motion?

22 MR. CHAIRMAN: Doesn't sound like we do.

23 MR. COSDON: Okay.

24 MR. CHAIRMAN: Old business:

25 the DEP issued a reform



**Helen Tai**  
**Sticky Note**

reclamation

1 Hope Crushed Stone to be completed by mid-2019.  
2 In other words, all reformation projects are to  
3 have been completed to prepare for the  
4 (inaudible) mining at this site by May 2019. In  
5 the last two months, there have been discussions  
6 with the DEP by Solebury Communications Group  
7 that New Hope Crushed Stone is not keeping pace  
8 for this reformation to reach the 2019 deadline.  
9 The Solebury Communication Group is comprised of  
10 representatives from the Township, Solebury  
11 School, (inaudible), and associations. As of  
12 May 23rd, the DEP issued a letter to New Hope  
13 Crushed Stone stating that the (inaudible) is  
14 hereby advising you that this potential is a  
15 violation and (inaudible) the deficiency is not  
16 by 2017 deadline. In addition, the DEP has  
17 possible inaccuracies in the last couple of  
18 monthly reformation (inaudible) New Hope Crushed  
19 Stone has been provided by DEP and township.

20 New Hope Crushed Stone has been  
21 instructed to revise its reports to accurately  
22 reflect the reformation plan. I believe July 1  
23 will be watershed moment whereby the DEP will  
24 need to address what appears to be New Hope  
25 Crushed Stones noncompliance with the DEP's 2019



1 deadline. The township remains committed to  
2 working with the DEP to ensure that New Hope  
3 Crushed Stone discontinues the creation of a  
4 public nuisance as the PA Environmental Hearing  
5 Board stated in their ruling.

6 Laurel Park - Multipurpose Field  
7 Authorization to bid -- should I wait for Paul  
8 or should we move on?

9 MS. TAI: Let's go on.

10 MR. CHAIRMAN: Let's go. May I have a  
11 motion to authorize Solebury Township  
12 Administration to bid for the Laurel Park  
13 Multipurpose Field as described in (inaudible)  
14 documents?

15 MS. TAI: So moved.

16 MR. SEARING: Second.

17 MR. CHAIRMAN: Comments from  
18 supervisors? Comments from the public? Ayes?

19 BOARD MEMBERS: Aye.

20 MR. CHAIRMAN: Nays?

21 MR. COSDON: I abstain.

22 MR. CHAIRMAN: Okay.

23 MR. COSDON: As I did not hear the  
24 motion.

25 MR. CHAIRMAN: All right. Bond Issue:

1 Earlier this year, the administration pursued a  
2 bond issue (inaudible) of approximately 6.4  
3 million dollars. The Board of Supervisors and  
4 consultants performed the required steps to  
5 issue the bond, listen to the adoption of the  
6 ordinance, and review the township financial  
7 status by (inaudible) investment services.  
8 Unfortunately, the byline changed (inaudible)  
9 was greatly reduced, and the bond sale was  
10 postponed. The financial market has changed in  
11 recent weeks and a bond sale could save the  
12 township \$144,000 over the remaining eight years  
13 of the loan. The administration is moving  
14 forward with a bond sale to be expected in early  
15 July.

16 Notice of Intent of Remediation  
17 submitted by Shell Auto Products US for the  
18 (inaudible) oil site. I would like to move to  
19 authorize the township manager in consultation  
20 with township staff and consultants to submit  
21 comments on the Notice of Intent to Remediate  
22 submitted by Shell Auto Products US for the  
23 (inaudible) oil site to request the township be  
24 involved in the development of remediation and  
25 review plans for the site. May I have a motion,

1 please?

2 MS. TAI: You made a motion.

3 MR. CHAIRMAN: May I have a motion for  
4 that?

5 MS. TAI: You mean a second?

6 MR. CHAIRMAN: Yes.

7 MR. COSDON: I'll second it.

8 MR. CHAIRMAN: Comments from  
9 supervisors?

10 MS. TAI: I would like to state that I  
11 think this proposal or whatever you want to call  
12 it that Shell Oil has put forward fails short of  
13 our hopes, and that it doesn't come close to --  
14 it does not look like they're really planning to  
15 address the situation just based on what I've  
16 seen so far. So while I agree with this motion,  
17 I think it's insufficient in terms of what the  
18 township needs to do to try and move this  
19 forward.

20 MR. CHAIRMAN: Anyone else?

21 MR. COSDON: I think they're using  
22 extremely small Band-Aids to try to fix a major  
23 major problem, but I think this is probably the  
24 first step of what we need to do.

25 MR. CHAIRMAN: I agree. I don't think

1 this is going to be final. I hope this is a  
2 start of a process to allow us to remediate.

3 MS. TAI: I think, though, there is a  
4 downside risk to this approach, which is they do  
5 this, not really remediate, and then claim that  
6 they are done. I think the geographic scope is  
7 extremely limited, and the geographic scope is  
8 not where the source of oil is. It's where --  
9 it's being output. I think it's completely  
10 insufficient and we need to evaluate what other  
11 steps we can take.

12 MR. SEARING: I agree, Helen. I'll just  
13 ask: Are you talking about whether this motion  
14 is sufficient or are you addressing what details  
15 we would cover when we provided comments on  
16 remediation?

17 MS. TAI: Not the motion itself. We  
18 need to do what's specified in the motion, but I  
19 think that doing that alone is insufficient to  
20 the task at hand.

21 MR. SEARING: I agree.

22 MR. YEAGER: We can provide the board  
23 with some further options.

24 MR. CHAIRMAN: Which is what the motion  
25 asked us to do.

1           MR. YEAGER: As I understand the motion,  
2     it's about the Act 2 Process, and I take the  
3     comments to be reflective of the limitations of  
4     the Act 2 Process and frustration with those  
5     limitations, so there's a desire to see what  
6     more can be done on the township's behalf beyond  
7     participation in that process.

8           MS. TAI: And also what can the DEP do  
9     to try and move this in a more effective  
10    direction.

11          MR. YEAGER: And I think that is  
12    encompassed within the scope of the motion,  
13    because that's what the participation of the  
14    township in that process would be aimed at. We  
15    want to work with the township engineer, and if  
16    we need to, discuss with other consultants to  
17    communicate to DEP further steps that the DEP  
18    needs to require as part of their process.

19          MS. TAI: I also want to mention I had  
20    asked this afternoon about -- so obviously the  
21    township wants to be involved in this process;  
22    although, most people have left, I want to  
23    mention that the public also has 30 days to  
24    comment on this. All of you sitting here  
25    probably have no idea what we're talking about.

1 So just to give a little background -- and,  
2 Jordan, please correct me if I get any of these  
3 details wrong. There is and you've probably  
4 noticed a certain portion on River Road near the  
5 towpath near (inaudible) Park that there  
6 sometimes an oil odor. There was some  
7 oil spill in the past that has never been  
8 completely cleaned up.

9 So what we're talking about is trying to  
10 get that dealt with. Shell, which is one of the  
11 responsible companies, has agreed to participate  
12 in what they call Act 2, which is a voluntary  
13 process to remediate. But the process that  
14 they've chosen -- there's different versions.  
15 The process that they've chosen allows them to  
16 set site-specific standards, which may be a  
17 lower level than what we would like to see, and  
18 they've also limited to one parcel, which is

19 where (inaudible) Park is, and, you know  
20 than that parcel is affected. I'm asking  
21 members of the public, if you would like to  
22 comment on this and indicate your desire for  
23 more effective remediation, there's an  
24 opportunity to do so within 30 days of their  
25 Notice of Intent. It just came out a few days

**Helen Tai**  
**Sticky Note**

Hal Clark

**Helen Tai**  
**Sticky Note**

Hal Clark

1 ago --

2 MR. YEAGER: It's 30 days when it's  
3 published in the Pennsylvania Bulletin, and it  
4 will be published in the local newspaper.

5 MS. TAI: Okay. Perhaps, we can add on  
6 the township website the information there for  
7 how people can do that. Michele, if we provide  
8 that information to you, you can get that on the  
9 website?

10 MS. BLOOD: Yes.

11 MR. COSDON: I would also like to  
12 comment at the outset there seem to be some  
13 jurisdictional questions between the Federal  
14 Government, the EPA, and DEP. DEP seems to have  
15 taken the steps forward, and I think that we're  
16 a lot better off working with the Pennsylvania  
17 DEP, particularly with what's happening in  
18 Washington with the EPA, than we would be  
19 working with them. It seems to be that Shell  
20 Oil wants to throw some perfume on top of the  
21 water and make the odor go away and that's not  
22 acceptable.

23 MR. BARRETT: As I understand it,  
24 Jordan, you said the motion would move toward  
25 being adequate.

1 MR. YEAGER: There's an opportunity  
2 under state regs for the township to participate  
3 in dialogue with the DEP and with Shell over  
4 what's being proposed as their remedy. This  
5 would authorize us to participate in that  
6 process.

7 MR. CHAIRMAN: So if we say no, this  
8 process would still go forward?

9 MR. YEAGER: Correct.

10 MS. TAI: Without us?

11 MR. YEAGER: Right.

12 MR. BARRETT: And it means we wouldn't  
13 have the opportunity to get it done more to our  
14 satisfaction?

15 MR. YEAGER: It would mean we have the  
16 ability to press the DEP and Shell to do it more  
17 to the township's satisfaction.

18 MR. BARRETT: Helen, does this impede --  
19 obviously, you feel that we're not getting all  
20 that we need, and by asking this motion, this  
21 would impede getting it?

22 MS. TAI: No. No. I'm saying it's a  
23 necessary step, but it's not enough by itself.

24 MR. BARRETT: But it's a necessary step.

25 MS. TAI: I think so. That's my



1 opinion.

2 MR. CHAIRMAN: Any other comments?  
3 Comments from the public?

4 MR. CHAIRMAN: Ayes.

5 BOARD MEMBERS: Aye.

6 MR. CHAIRMAN: Passed unanimously.

7 New business: HARB - TMP 41-004-006,  
8 6175 Carversville Road, Douglas and Kathleen  
9 Shaw. The applicant is proposing to restore a  
10 British hurdle-style white oak fence around a  
11 small apple orchard and replacement of the  
12 deteriorated smokehouse door. Initially, may I  
13 have some discussion about that or do you just  
14 want to move into a motion?

15 MS. TAI: I think it's important to  
16 mention that HARB unanimously agreed to  
17 recommend that.

18 MR. CHAIRMAN: I'll go through that. A  
19 motion was made by Nancy Ruddie and seconded by  
20 Mark Baum Baicker of the Solebury HARB, which  
21 unanimously agreed to recommend the issuance of  
22 a Certificate of Appropriateness to 6175  
23 Carversville Road to install the British  
24 hurdle-style unpainted white oak fence, six feet  
25 tall with a matching gate, 4-by-12 posts will be

1 fixed to a 16-gauge wire fence to a height of 8  
2 feet hurdle fence plus wire. We were provided  
3 with the attached plans and specs. Also to  
4 include a wrought iron hardware by Acorn's spec  
5 sheet, replace deteriorated smokehouse with  
6 untreated cedar planks to include per the  
7 wrought iron hardware by Acorn in the specs that  
8 we received.

9 MR. COSDON: You said a 6-foot tall  
10 fence. It's a 4-foot tall fence.

11 MR. CHAIRMAN: Did I say four foot?

12 MR. COSDON: You said six foot.

13 MR. CHAIRMAN: Okay. It's four foot.  
14 I'm getting tired. Is there a discussion about  
15 this?

16 MR. COSDON: Yeah. There's a discussion  
17 about this.

18 MR. CHAIRMAN: Go ahead.

19 MR. COSDON: I don't know that the HARB  
20 Board was aware of our deer fence ordinance,  
21 which reads: "A deer fence constructed of  
22 polypropylene mesh, woven wire, or hexagonal  
23 steel, black, brown, or green in color, with a  
24 height of not less than 7 feet 6 inches and not  
25 more than 9 feet may be installed within the

1 front, side and rear yard setbacks." What HARB  
2 has recommended approval for is a 16-gauge wire  
3 fence, which is not allowed.

4 MS. TAI: Did you say woven wire?

5 MR. COSDON: Yes.

6 MS. TAI: Is 16-gauge wire possibly  
7 woven wire?

8 MR. COSDON: It's not. It is single  
9 strand.

10 MR. YEAGER: This is not a question that  
11 was raised prior to tonight, but my sense is if  
12 Dennis was here, he would say that the HARB --  
13 the Certificate of Appropriateness isn't the  
14 same as a permit, and it's a recognition that it  
15 satisfies the requirements of a HARB Ordinance,  
16 but it doesn't signify that it's otherwise  
17 approved.

18 MR. WYNN: I would agree, yes.

19 MR. YEAGER: So if it doesn't comply  
20 with zoning, if it doesn't comply with other  
21 ordinances for appropriateness itself, we  
22 wouldn't allow it to go forward.

23 MR. WYNN: Right.

24 MS. TAI: But if we want to help prevent  
25 them from getting rejected a building or zoning

1 permit --

2 MR. YEAGER: Well, I think from a HARB  
3 standpoint if there's an agreement with the  
4 recommendation of the HARB Board, then you could  
5 grant the Certificate of Appropriateness and  
6 make it clear that it's subject to the applicant  
7 obtaining all other necessary approvals.

8 MS. TAI: Right. But let's say we do  
9 that and then they go to get their permit and

10 then a building department at the zoning

11 says, no, you can't have your permit unless you  
12 change it to one of these other materials, and

13 we haven't approved that, then they have to come  
14 back to us?

15 MR. YEAGER: No. That permitting is  
16 done at the staff level. You don't issue zoning  
17 permits.

18 MS. TAI: But we've approved the  
19 16-gauge wire. Can we change it to something  
20 else?

21 MR. CHAIRMAN: Can we approve it  
22 conditional on their changing this? Did I just  
23 repeat you?

24 MS. TAI: No, that's what I said. I'm  
25 asking --

**Helen Tai**  
**Sticky Note**

official - delete "at the zoning  
group"

1 MR. YEAGER: I understand what you're  
2 saying. If they change what their proposal is  
3 and it's different than what the HARB approval  
4 is, then, yeah, they're going to have to go back  
5 to HARB.

6 MS. TAI: So I think instead of doing  
7 that we should -- can we instead approve one of  
8 the materials that has to be one of those  
9 materials or that has to be less than that  
10 height?

11 MR. YEAGER: The problem I think you  
12 have with that is you're going to a higher fence  
13 than what they proposed, which --

14 MS. TAI: No, I don't think so.

15 MR. YEAGER: I thought the minimum that  
16 you said under --

17 MR. COSDON: No. It can be no -- any  
18 fence taller than 7 and a half feet up to 9 feet  
19 is determined that it's a deer fence, which  
20 kicks in this portion of the materials that they  
21 can use. If it's less than 7 and a half feet,  
22 they can use anything they want. If it's over 9  
23 feet, then they have to get special permission.

24 MR. YEAGER: This was a the shorter  
25 fence.

1 MR. COSDON: No, 4-foot fence with  
2 4-foot posts above it.

3 MR. YEAGER: So it's an eight foot?

4 MR. COSDON: Yes.

5 MR. YEAGER: For purposes of expediency,  
6 I think you should act on the application that's  
7 in front of you. If it turns out that that's  
8 not going to be sufficient under other ordinance  
9 provisions, then they're going to have to come  
10 back. The alternative is to --

11 MS. SHAW: We're absolutely happy to use  
12 whatever wire is appropriate. It really doesn't  
13 matter.

14 MS. TAI: Could we change it to that we  
15 would approve it --

16 MS. SHAW: A mutually acceptable wire  
17 that's within code.

18 MR. YEAGER: That's fine.

19 MS. TAI: Okay. All right.

20 MR. YEAGER: So you understand, it's  
21 going to be subject to the township's other  
22 approvals.

23 MS. SHAW: The permitting process, yes,  
24 but I'm assuming that that won't be a problem if  
25 we're using something -- if you guys approve

1 this and we use an approved material, that  
2 shouldn't be an issue; is that correct?

3 MS. TAI: It wouldn't be an issue with  
4 respect to that. If there's some other zoning  
5 or building permit requirement that is outside  
6 of HARB's purview, they could -- just like any  
7 other permit, if there's some other issue that  
8 comes up, but having to do with this specific  
9 aspect --

10 MS. SHAW: I don't understand. What  
11 things might that be? We are within the  
12 setbacks. We've used -- we have materials that  
13 are supposedly approved. We're within the  
14 height guidelines. What else could there be?

15 MS. TAI: I don't know. If you  
16 calculated your setback wrong, for example --  
17 I'm not saying you did. I'm just saying that --

18 MR. YEAGER: It's hard for the board to  
19 do the same assessment that the permitting staff  
20 would do to be able to say whether it complies  
21 or doesn't.

22 MR. CHAIRMAN: Can we just address  
23 what's in front of us?

24 MR. COSDON: Can I make a suggestion?

25 MR. CHAIRMAN: Sure.

1           MR. COSDON: If we have -- the first  
2 part of their motion, eliminate the 16-gauge  
3 wire fence and put in what is permitted and  
4 issue the Certificate of Appropriateness that  
5 way.

6           MR. SEARING: That works.

7           MR. COSDON: Do you understand?

8           MR. SHAW: No, I don't.

9           MR. COSDON: What I'm saying is we have  
10 in front of us what the HARB Board approved.  
11 One of the things that they approved is not in  
12 our code. So I'm going to eliminate that, put  
13 in to the issuance of the Certificate of  
14 Appropriateness what is approved, and then it's  
15 your chose of those material.

16          MR. SHAW: You mean it to mean that we  
17 would not have a wire there -- we need a wire  
18 there --

19          MR. COSDON: No. No. No. You can use  
20 that, but you have to use what we specify.  
21 Okay?

22          MS. SHAW: Yup.

23          MR. SEARING: It's a four-by-four post  
24 to give it support, poly -- whatever --

25          MR. COSDON: Right.



1 MR. SEARING: -- woven wire and  
2 hexagonal whatever.

3 MR. COSDON: Yes. So do you want to  
4 remove your motion? Is there a motion?

5 MR. CHAIRMAN: I don't think there was.

6 MR. COSDON: I'll make a motion. I'll  
7 make a motion that we issue a Certificate of  
8 Appropriateness for Kathleen and Douglas Shaw,  
9 6175 Carversville Road, for the installation  
10 British hurdle-style unpainted white oak fence  
11 four feet tall with a matching gate,  
12 four-by-four foot posts will be added to support  
13 a deer fence constructed of A deer fence  
14 constructed of polypropylene mesh, woven wire,  
15 or hexagonal steel, black, brown, or green in  
16 color with a height of not less than 7 feet and  
17 not more than 9 feet, and include the wrought  
18 iron hardware by Acorn per spec sheet, replace  
19 deteriorating smokehouse door with untreated  
20 cedar planks to include wrought iron hardware by  
21 Acorn per spec.

22 MR. SEARING: I second.

23 MR. CHAIRMAN: Comments from the  
24 supervisors? Comments from the public? Ayes?

25 BOARD MEMBERS: Aye.

Helen Tai  
Sticky Note

installation

to support

fence

woven wire,

1 MR. CHAIRMAN: Nays? Passes  
2 unanimously. The next is the Zoning Hearing  
3 Board issue, Charry. May I have a motion to  
4 send the township solicitor to the Zoning  
5 Hearing Board Hearing?

6 MS. TAI: Do you want to provide a  
7 little more information?

8 MR. YEAGER: To represent the township's  
9 interest.

10 MR. CHAIRMAN: Yes, as was discussed.

11 MS. TAI: I will -- did you make a  
12 motion?

13 MR. CHAIRMAN: I did.

14 MS. TAI: I will second.

15 MR. CHAIRMAN: Discussions from  
16 supervisors? Discussions from the public?  
17 Ayes?

18 BOARD MEMBERS: Aye.

19 MR. CHAIRMAN: Nays? Passes  
20 unanimously. May I have a motion -- I guess we  
21 have one other item, public comment.

22 MR. SEARING: I've had the honor of  
23 serving as a Solebury supervisor for 2,065 days.  
24 That's almost six years. I've decided to retire  
25 from this role as of the end of this month on

1 June 30th. I'm choosing to retire for three  
2 essential reasons: First, I accomplished what I  
3 set out to do as a supervisor and what I  
4 promised to do. Second, as an innovator I want  
5 to explore new service to our community. And,  
6 third, my retirement now will give the Board of  
7 Supervisors time to select a new interim  
8 supervisor long before the election deadlines.  
9 Then the voters can make a decision in the  
10 November general election as to who should  
11 represent them in this position.

12 Since late 2011, my time as supervisor  
13 has been devoted to Solebury's financial  
14 stability, preserving and enhancing the  
15 environment, the quality of life here, and  
16 significantly improving the way we make  
17 decisions and serve the public interest. Since  
18 I've joined the board, we've worked together to  
19 make tremendous progress as a township. As a  
20 CPA, I had a rude awakening. The first thing I  
21 did was read the annual report. I found in 2011  
22 that we had no reserves to speak of on our  
23 books. The township was borrowing from its own  
24 funds with no plan to pay them back, and we had  
25 to derivative financial instruments on our

1 balance sheet. I worked to educate the board so  
2 that we could finally transform the township's  
3 financial condition and we did.

4 Our operating reserve have gone from  
5 \$350,000 in 2010 to \$2.7 million today, and  
6 we've built a \$1.2 million capital reserve. Our  
7 dead levels have declined from 35 (inaudible)  
8 and our credit rating increased several times to  
9 its current AA-2 Status. Every year, I've  
10 presented a strategic look at our financial  
11 position so that we know where we are and where  
12 we're going. We've also worked to advance the  
13 preservation program, which is so essential to  
14 the township's future. Since 2011, we've  
15 preserved 123 acres and protected 80 acres at  
16 Solebury Park from residential or commercial  
17 development. We also updated a new  
18 Comprehensive Plan for the next 10 years. We  
19 created more environmental protections with  
20 stronger stormwater and floodplain regulations  
21 and continue to focus on actions to ensure the  
22 eventual completion of mining at New Hope  
23 Crushed Stone.

24 One of my major areas of focus and  
25 advocacy was restoring the Aquetong as a

1 cold-water creek. So it was a dream come true  
2 to see the Aquetong Lake Dam come down in 2015  
3 and to save the township over a million dollars  
4 by making that choice and to be part of Bucks  
5 County Trial Limited's reintroduction of native  
6 Brook Trout in May of 2017. Solebury now has  
7 the only Brook Trout Stream in Bucks County, and  
8 over time, we'll have a fabulous park for all to  
9 enjoy. I urged our township to pursue new  
10 grants to help reduce the cost of infrastructure  
11 improvements. That strategy has been very  
12 effective. There's a new trail infrastructure  
13 from Canal Park to Route 179. The DC&R granted  
14 us funds for Aquetong Spring Park, and we now  
15 have smart traffic lights along 202 to enable  
16 smoother traffic flows.

17 As someone who attended many meetings  
18 before becoming a supervisor, I often had no  
19 idea what the board was discussing. One of my  
20 immediate areas of focus when I became chair in  
21 2014 was to set an example of how to improve  
22 communications at public meetings. I felt that  
23 if residents took the time to be here, they  
24 should know the contents of what's being  
25 discussed. Now, hopefully, everyone that

1 attends a public meeting now has that  
2 opportunity. One of the things that I did when  
3 I retired from a 32-year career was study  
4 landscape architecture at Temple University.  
5 Because of the straight-line architecture of  
6 these tables here in public meeting room, we  
7 simply could not see each other without craning  
8 our necks. I asked to have a new section placed  
9 in the center, where Kevin is sitting, thereby  
10 creating wings rather than a straight line.  
11 That's allowed us to look at each other when we  
12 debate issues and improve our decision making.

13           Using skills I learned as director of  
14 strategy, the board (inaudible) an annual  
15 priority process based on rankings submitted by  
16 supervisors. Since 2014, we've been able to  
17 implement so much more by focusing on the  
18 highest priority projects rather than letting  
19 low-priority tasks get in the way. We've  
20 significantly improved emergency preparedness  
21 and response to major storms. After Hurricane  
22 Sandy, I led the (inaudible) Task Force and  
23 public sessions to identify what worked, what  
24 didn't, and what improvements were required, the  
25 Board of Utilities, neighboring townships, New

1 Hope, and the county to improve our ability to  
 2 respond and recover from emergencies. We've  
 3 also created our infrastructure with new the  
 4 public works and salt buildings. These will  
 5 serve us for the next 30 years.

6 I've had tremendous support from across  
 7 the township. I want to thank the supervisors  
 8 that I served with over the years. Mike

9 (Inaudible), Bob East, Heather Dan, Don  
 10 Morano, Paul Cosdon, Kevin Morrissey,  
 11 Barrett. Sometimes we agree. Sometimes  
 12 disagree. Yet, I've almost always felt  
 13 had the township's best interest in mind  
 14 regardless of our positions. In addition, I had

15 great mentoring from former supervisors, Peter  
 16 Augenblick, Steven Phillips, Michael Kennerly,

17 Ruthann (Inaudible), Bill Tinsman, Peter Grover,  
 18 Dennis (Inaudible), and Rob Burn. I hope to

19 return the favor to other supervisors  
 20 in the future.

21 I have an abiding admiration for the  
 22 leaders of our township, particularly  
 23 Crooks, Bill and Jan (Inaudible) and Don  
 24 (Inaudible). I thank the entire township  
 25 administration, the public works staff for your

**Helen Tai  
Sticky Note**

Helen Tai

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**Helen Tai  
Sticky Note**

Mankin

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Sticky Note**

Bill and Jane MacDowell

1 dedication in serving the public, providing  
2 support to all township residents. I would like  
3 to commend our Finance Director, Michele Blood,  
4 who totally streamlined and safeguarded our  
5 accounting, finance, and budget. Thank you to  
6 all the residents serving as township committee  
7 members and leading our sports programs. Thank  
8 you to all our police officers, firefighters,  
9 and EMS personnel, who serve our community night  
10 and day to keep us safe. Chief, I'm going to  
11 miss our monthly chats and seeing the progress  
12 you make was really one of the most professional  
13 forces in the county.

14           One of the most important decisions we  
15 make is selecting a township manager, and  
16 Solebury is fortunate to have an excellent  
17 manager in Dennis Carney. I will tell you that  
18 Dennis was instrumental in making the changes  
19 that we needed to make to rebuild our finances  
20 and financial controls. He also did an  
21 exceptional job managing the major  
22 infrastructures to keep them on time and on  
23 budget. Dennis, your can-do attitude,  
24 (inaudible), and cheerful openness to the people  
25 in the township, as well as out police, is



1 exemplary and much appreciated.

2           Gale and I are about to celebrate our  
3 20th wedding anniversary, and I'm aware that for  
4 over half our marriage I've served the township  
5 in some capacity, on EAC and as supervisor. I  
6 could never do this job alone. Many times she  
7 had to change her plans or listen to my angst  
8 about an issue or make suggestion on how to  
9 better communicate what I was trying to say or  
10 tell me that what I'm thinking may seem great,  
11 but I'm flat wrong. Our spouses watch our backs  
12 and keep us attuned to the realities faced by  
13 other people and help us find the best within  
14 ourselves. If the decisions that I've  
15 contributed to have any wisdom at all, much of  
16 it is owed to having such a wise partner in  
17 Gale.

18           I wrote the following several years ago:  
19 Go on Google Earth and type in S-O-L-E-B-U-R-Y.  
20 You will find there is only one on the planet  
21 Earth, right here. I see open space, beautiful  
22 farmland, rolling hills, tall forests, and the  
23 ability of people of all ages to enjoy them. I  
24 see farms where people can enjoy the fruit of  
25 nature's bounty, especially Solebury Orchards,

1 CSAs, and the new organic farms, such as  
2 Carversville Farm Foundation. I see a place  
3 that's nationally recognized for the people's  
4 devotion and commitment to a plan for conserving  
5 out precious little villages and preserving  
6 quality of life. I see a place that has many  
7 choices to experience nature, including Audubon,  
8 Bowman's, Delaware River, the canal path,  
9 numerous creeks, and the wild and scenic  
10 Delaware River.

11 I see a place where our children are  
12 safe and are challenged by a nationally-ranked  
13 school system, as well as a great sports program  
14 and have exposure to the arts, music, and are  
15 (inaudible) heritage. I see a place where we  
16 want our children to come back to live and  
17 contribute to making this a great community, and  
18 I see a community where people are constantly  
19 struck by beauty, by friendship, and where  
20 everyone can make a meaningful difference if  
21 they choose to volunteer and participate. I see  
22 a great future for Solebury if we make the right  
23 choices, and I'm confident we will. To my  
24 Solebury friends and neighbors, we've worked  
25 together for 2,065 days, but now my time as

1 supervisor is ending. I'm grateful and honored  
2 by the opportunity you gave me to represent our  
3 community, to be a part of Solebury's 350-year  
4 history, and to extend Solebury's legacy. I  
5 feel like I've accomplished what's in the Scout  
6 Code as it relates to this 27-square mile piece  
7 of land: Try and leave this township a little  
8 better than we found it. I'm retiring as a  
9 supervisor, but Gale and I will continue our  
10 community service in new and different ways.  
11 Thank you all.

12 MR. CHAIRMAN: Tough to beat that, but  
13 Jim, may I a motion to adjourn?

14 MR. YEAGER: To be safe, I'd recommend  
15 that you entertain a motion to accept the  
16 resignation effective on June 30.

17 MR. COSDON: I make a motion that we  
18 accept the resignation of James Searing as  
19 supervisor effective June 30.

20 MR. CHAIRMAN: I second.

21 MR. BARRETT: Do we really have to  
22 accept it?

23 MR. CHAIRMAN: Discussion from the  
24 supervisors.

25 MS. TAI: I don't have a prepared

1 speech, but I just wanted to thank Jim very much

2 for his service on the AC and also on the board.

3 I know you were appointed before I came on, but  
4 we were elected at same time. I feel I learned

5 a lot from you and I really appreciate all your

6 advice and your thoughtful way of approaching

7 our township issues. Thank you very much.

8 Enjoy your next chapter with Gale.

9 MR. CHAIRMAN: I have to say, first of

10 all, it's not fair. I don't have a prepared

11 response. You will be sorely missed as a

12 colleague and, hopefully, we'll still be

13 friends. What you've contributed to the

14 township is long lasting. I believe it is

15 something you should be very proud and your

16 unique set of skills will be sorely missed.

17 Regardless of our attempt earlier see if we

18 could extend your stay longer, I guess you held

19 to your guns, fearful of Gale, whatever, but

20 I've learned a lot from you and wish you luck.

21 MR. BARRETT: I just want to say you

22 will be sorely missed. You are so thoughtful.

23 You'll be missed. I'll miss your laugh.

24 MR. COSDON: There was a dark and stormy

25 night where you and I decided to take a trip,

**Helen Tai  
Sticky Note**

to the community (not "on the  
AC")

I learned

all your

approaching

1 and you were sitting supervisor, and I was a  
2 supervisor to be, and sometime or another, we're  
3 going to have to go back to that restaurant  
4 outside of Reading. I don't even remember the  
5 name of it, where it was. Driving up and  
6 driving back, we formed a bond and we agreed and  
7 we disagreed and we agreed and we agreed and we  
8 agreed. Serving with you longer than anybody  
9 else on the board has certainly been a pleasure.  
10 Perhaps, I'm going to miss you more than anybody  
11 else, because I served with you longer. Thank  
12 you for your service. I will miss you  
13 personally.

14 MR. CHAIRMAN: Comments from the public?

15 AUDIENCE MEMBER: This is what  
16 depression looks like.

17 MR. COSDON: You don't even get a chance  
18 to write a poem.

19 AUDIENCE MEMBER: It's like when the  
20 Beatles broke up.

21 BOARD MEMBER: I'll simply just add that  
22 we've been really lucky to have -- I was going  
23 to say at least two for the price of one. I  
24 wasn't even going to include you in this, but I  
25 know better than not to. With your background,

1 it was way more than having one skill set on the  
2 board and it just really really showed itself in  
3 so many ways. That on top of your personality  
4 and your cerebral approach was just scary in a  
5 good way. I thank you for the short time I was  
6 able to spend on the board with you.

7 MR. CHAIRMAN: Ayes?

8 BOARD MEMBERS: Aye.

9 MR. CHAIRMAN: Nays?

10 MR. SEARING: I'm not voting. I  
11 abstain.

12 MR. CHAIRMAN: Motion passed.

13 MR. COSDON: Do we have to adjourn?

14 MR. CHAIRMAN: Jim, may I ask you to  
15 make the motion?

16 MR. SEARING: I make a motion that we  
17 adjourn.

18 MS. TAI: I'll second.

19 - - -

20 (Whereupon, the hearing was adjourned at  
21 approximately 10:38 p.m.)

22 - - -

## 1 CERTIFICATE

2 - - -

3  
4 I hereby certify that the witness was  
5 duly sworn by me and that the deposition is a  
6 true record of the testimony given by the  
7 witness.

8  
9  
10  
11 \_\_\_\_\_  
12 KATE M. REGENSBURGER  
13 Professional Court Reporter  
14 Notary Public  
15

16 (The foregoing  
17 certification of this transcript does not apply  
18 to any reproduction of the same by any means,  
19 unless under the direct control and/or  
20 supervision of the certifying reporter.)  
21  
22  
23  
24  
25

- - -

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