

SOLEBURY TOWNSHIP PLANNING COMMISSION

June 22, 2026 – 7:00 PM

**Solebury Township Hall/Virtual - Hybrid Meeting
MEETING MINUTES**

Attendance: Peter Brussock, Chair; Lesley Wright Marino, Vice Chair; Gretchen Rice; Dan Fest; John J. DeAndrea; Amishi Joshi Castelli; Adrian Max (via Zoom); Curtis J. Genner, Jr., P.E., Township Engineer; Andrew P. Griffin, Esq., Township Solicitor; Kevin Morrissey, Supervisor Liaison (via Zoom); Zachary Zubris, Director of Planning & Zoning; and John Ives, Planning & Zoning Administrator

Absent: Lia Mandingo

Participating Public: John Davis; Charlotte Raymond; Karl Pettit; Richard & Karen Kaplinski; Phil Johnson; Robert & Patricia Yorks; Christopher & Janice Dunton; Joseph Oaks; Melanie Ganim; Melissa Twining Davis; Cara Patel; Mary Ann Klicka

I. Call to Order

The Solebury Township Planning Commission meeting was called to order at 7:00 PM.

II. Approval of Minutes – May 27, 2026

Upon a motion made by Gretchen Rice, seconded by Lesley Wright Marino, the minutes of the May 27, 2026 meeting were unanimously approved.

III. New Business

Windy Bush Sketch Plan (Windy Bush & Pidcock Creek roads – TMP #41-036-058).

The Chair introduced the sketch plan and explained that sketch plan review provides an early opportunity for the Planning Commission, Township consultants, residents, and applicants to identify issues before formal preliminary and final plan submissions. The Chair noted that comments received at this stage are intended to assist the applicant in refining future submissions.

The applicant presented the conceptual sketch development plan. Overall, the sketch plan proposes a 7-lot single-family residential subdivision on a 38.25-acre site located at the intersection Windy Bush and Pidcock Creek roads. The applicant provided several documents as required for sketch plan review that included the Four-Step Design Process, Existing Resource and Site Analysis Plan and Report (ERSAP), and proposed subdivision plan. The site is located in the Pidcock Creek Watershed and contains some steep slopes, a large area of prime agricultural soils, and encompasses a tributary and headwater area to Pidcock Creek. There appears to be no floodplain or floodway on the site. Technical issues with presentation materials were presented, and discussion proceeded accordingly.

The Planning Commission emphasized that the sketch plan stage involved no approval decision and that any future formal application would be subject to full review under Township ordinances and applicable regulatory requirements.

Windy Bush Sketch Plan – Planning Commission Discussion

The Planning Commission and Township consultants discussed the need for continued evaluation of environmental impacts, traffic operations, stormwater management, groundwater resources, landscaping, and visual impacts. Specific topics included further investigation of driveway alternatives, alternative layouts showing shared drives, and/or a single private drive. Additionally, confirmation and applicability of the required 200-foot setback from active agricultural land would be necessary and potentially eliminate proposed Lot 7 on the sketch plan.

Members noted that viewshed impacts can be difficult to mitigate and emphasized the importance of a thorough Environmental Impact Assessment report and evaluation of alternatives. Members discussed balancing community preservation goals with the property owner's rights to seek development consistent with applicable regulations.

Potential mitigation measures discussed included preservation of existing vegetation and slopes, additional landscaping, buffering, and other site design modifications. No formal action was taken on the sketch plan.

Windy Bush Sketch Plan – Public Comment*

Several residents provided comments regarding potential impacts associated with the proposed development.

Traffic concerns included the scope and timing of required traffic studies, impacts to Windy Bush Road and Pidcock Creek Road, and the role of PennDOT due to state roadway jurisdiction. Township representatives explained that the applicant would be responsible for completing required traffic impact studies and that PennDOT review would apply where proposed improvements involve state roads. The Township traffic consultant would also review any traffic analysis. Residents requested that traffic studies reflect representative conditions, including high volume times, such as during timeframes when schools are active.

A resident expressed concern regarding potential impacts of proposed wells on surrounding private wells, including possible changes in water quantity, pressure, or quality. The resident requested baseline testing and aquifer monitoring to help establish existing conditions. Township representatives explained that water resources are addressed through ordinance requirements and that the applicant must demonstrate that the proposed development will not create unacceptable impacts to surrounding water resources.

Residents also raised concerns regarding lighting impacts and preservation of Solebury's

rural night sky character. Township representatives noted that lighting, landscaping, septic feasibility, and environmental impacts are addressed through required review processes.

Public comments further addressed scenic roads, viewsheds, environmental resources, adjacent significant wildlife habitat areas (specifically a close-by nesting area and feeding ground for a variety of herons), and the importance of preserving the Township's rural character.

*(See Attachment for submitted comments with descriptive detailed concerns).

Acceptance and Filing of Ferry Wash, LLC Sketch Plan (6528 Lower York Road - Tax Map Parcel #41-022-138-002), subject to review and recommendation by Township staff and consultants, and to be considered by the Planning Commission at its July 27, 2026 meeting.

The Planning Commission unanimously agreed to accept the application as complete.

Acceptance and Filing of Canal Side Properties, LLC Conditional Use (3776 River Road - Tax Map Parcel #41-005-036-001), subject to review and recommendation by Township staff and consultants, and to be considered by the Planning Commission at its July 27, 2026 meeting.

The Planning Commission unanimously agreed to accept the application as complete.

IV. Old Business

Farm Worker Housing Ordinance Amendments.

The Planning Commission continued review of proposed amendments to the Farm Worker Housing Ordinance. Discussion focused on balancing support for agricultural operations with protection of Township land use goals. Select members met with representatives of the Farm Committee to understand the justification and reasoning of several metrics within the proposed ordinance.

Members discussed potential benefits and risks associated with accessory farm worker housing, including the possibility that permanent structures could create future conversion or subdivision concerns if agricultural use ends.

Discussion topics included temporary housing options, smaller housing units, tiny homes, attainable housing provisions, clustering requirements, maximum dwelling size, agricultural income requirements, and abandonment provisions.

The Commission discussed the proposed 3,000-square-foot maximum size and whether it appropriately reflected the purpose of farm worker housing. Township representatives explained that the number represented professional judgment rather than a detailed formula.

The Commission reviewed the \$10,000 annual gross farm income requirement and noted that the threshold was intended to establish active commercial agricultural use consistent with state definitions.

Members discussed future ordinance amendments and agreed that implementation experience may identify areas for refinement.

A motion was made by Lesley Wright Marino and seconded by Peter Brussock to recommend approval of the Farm Worker Housing Ordinance Amendments as presented subject to Board of Supervisors final review of the maximum building size of 3,000 square feet.

The motion carried 7-0

Sewage Facilities Planning Module (2820 Creamery Road – TMP #41-013-095-002).

The Planning Commission reviewed the sewage facilities planning module for 2820 Creamery Road. Township staff reported that prior zoning concerns had been addressed and that the proposal was consistent with applicable requirements.

A motion was made by Gretchen Rice and seconded by Peter Brussock to recommend that the appropriate Township officials sign and process the Sewage Facilities Planning Module for 2820 Creamery Road and identified as TMP #41-013-095-002.

The motion carried 7-0

V. Comprehensive Plan Update

The Planning Commission reviewed progress on the Comprehensive Plan update. Discussion included water supply and quality, parks and recreation, land preservation terminology, implementation tracking, and transportation planning. The Commission emphasized the importance of including meaningful discussion of water resources and long-term water supply considerations.

Members discussed clarifying land preservation terminology to explain conservation easements, protection of development rights, and preservation of agricultural, historic, scenic, and environmental resources. The Commission supported creation of an implementation tracking process identifying responsible parties and periodically reporting progress on action items throughout the ten-year planning period.

Additionally, the Planning Commission discussed preliminary transportation concepts related to Route 202, including potential roundabout improvements. Members questioned the specific transportation problem being addressed and whether a roundabout would sufficiently improve corridor-wide traffic operations. Discussion included traffic management, pedestrian safety, bicycle access, driver familiarity, and future development impacts.

Members discussed the importance of considering planned development, including additional residential units in the area, when evaluating future traffic patterns. It was noted that the PennDOT project remains in a preliminary design stage and that comments at this time would appropriately focus on design considerations rather than a final construction decision.

VI. Public Comment
N/A

VII. Adjournment
Upon a motion made and seconded and unanimously approved, the meeting was adjourned at 9:35 PM.

Respectfully submitted,
John Ives, Planning & Zoning Administrator, Solebury Township

Attachment

June 22, 2026 Windy Bush Sketch Plan –

Submitted Neighbor Comments:

1. Patricia & Robert Yorks
2. Cara & Niraj Patel
3. James & Adrienne Mageras
4. Melissa Twining & John Patrick Davis

Public Comment Statement Regarding: Preliminary Land Development Plan, Bock Development Group (TMP 41-036-058)

Date: June 15, 2026

To: Chris Garges, Township Manager, **C/C:** Solebury Township Planning Commissioners and Solebury Township Board of Supervisors

Township Address: Solebury Township Building, 3092 Sugan Road, PO Box 139, Solebury, PA 18963

Submission By: Robert and Patricia Yorks, 6178 Pidcock Creek Rd, New Hope, PA 18938

Dear Planning Commission Members and Township Supervisors,

My name is Pat Yorks, and along with my husband Bob Yorks, have lived with our family at 6178 Pidcock Creek Road for the last 41 years. Our property sits on the western side of Windy Bush Road, diagonal to the proposed development site.

We are submitting this correspondence because we didn't want to just look at a paper blueprint. We actually went out with a tape measure and physically measured the width of both the western and eastern sides of Pidcock Creek Road right where they meet the crossroads at Windy Bush Road. The reality on the ground is entirely different from what this developer is showing you on paper.

Our measurements confirmed that the immediate eastern stretch of Pidcock Creek Road nearest to the intersection crossroads—specifically where the driveway for Lot 2 is proposed up the road near the 150-foot intersection footprint—opens up slightly. However, even at this wider point, it is still not as wide as the western section of Pidcock Creek Road. While two SUVs can physically pass each other near Lot 2, motorists must still be extremely careful because the entire segment completely lacks recovery shoulders. Meanwhile, further down the road near the proposed driveway for Lot 6 and the little bridge, the road transitions into a severe, tight bottleneck with absolutely zero shoulders, leaving zero margin for error.

Windy Bush Road is a wider state highway, but it is deeply constrained by its own structural hazards, including a complete lack of recovery shoulders. This infrastructure deficit directly impacts the intersection where it meets Pidcock Creek Road.

People should be reminded that the speed limit on Windy Bush Road was lowered 18 years ago in direct response to a high frequency of serious accidents, including a tragic fatality right at this intersection. This was not an arbitrary change. To legally lower the speed limit on the whole stretch of Route 232 from Durham Road (Rt 413) to Main Street in New Hope, PennDOT had to execute a formal *Form TE-101 Engineering and Traffic Study* governed by state law. Officials—including Andy Warren, PennDOT's Larry Bucci, and Solebury Township leaders—enacted that speed reduction down to 40 miles per hour only after rigorous data collection. They conducted *Safe-Running Speed Tests* to prove the road was physically incapable of sustaining higher speeds, mapped *Collision Diagrams* of the accident clusters at our intersection, and verified that the lack of shoulders severely restricted necessary corner sight distances.

Furthermore, the risk factor on this roadway increases dramatically due to its geographical role. Windy Bush Road serves as a major regional feeder route carrying heavy traffic toward New Hope Borough and Peddler's Village. As a result, this corridor is constantly flooded with high volumes of motorists, many of whom are out-of-town tourists completely unfamiliar with the sharp turns, hidden intersections, and unforgiving margins of this road. Funneling heavy tourist traffic onto a state highway with known structural hazards is already a major safety challenge.

Yet, if you look at the plans, the developer is proposing a layout where six out of the seven homes—Lots 1, 2, 3, 4, 5, and 6—will dump their individual driveways straight out onto the eastern stretch of Pidcock Creek Road.

As a tax-paying resident of this township, I want to know why we are expected to lose the ability to travel safely on our own roadway. We are talking about an influx of heavy building equipment, concrete mixers, and tri-axle dump trucks. These heavy trucks should not be allowed to use our small, winding township roads as a shortcut to reach this development. They will tear up the asphalt, destroy our quiet neighborhoods, and block local traffic.

We already see this disruption occurring under current conditions. In the beginning of June, we personally experienced a major traffic hazard on the eastern leg of Pidcock Creek Road, right past the little bridge extending near the property with Rose signage. A fleet of five large tree-trimming trucks was staging along the roadway, leaving barely enough physical clearance for a single passenger car to squeeze through. There was absolutely no room for error. If a standard utility maintenance crew completely chokes this corridor to a single lane, it is mathematically impossible for this road to handle heavy

construction staging. There was no signage to warn the road had a large work crew.

The Scenic Road Vulnerability is explicitly clear here: The developer's own Sketch Plan maps a prominent 150-foot Scenic Road Setback along the frontage. If this corridor is recognized by our comprehensive plan as so sensitive that homes must be pushed back 150 feet, it is a clear contradiction to allow risky driveway conflicts to pierce that exact same zone on the Eastern Pidcock Creek Road.

Our absolute top priority has to be our school buses. Even without looking at accident records, the physical geometry of this intersection is a known conflict point. The New Hope-Solebury school buses turning from Windy Bush Road onto the east and west side of Pidcock Creek Road require a wide, sweeping turning radius. When a vehicle is idling at the stop sign on Pidcock Creek Road, the physical clearance is mathematically insufficient for a bus to easily clear the turn without crossing into the opposite lane. To look at the established physics of stopping sight distance, a vehicle traveling at that 40 miles per hour limit moves at approximately 59 feet per second. According to standard PennDOT and AASHTO guidelines, the average driver requires a 2.5-second perception-reaction time to identify a hazard and apply the brakes. This means a vehicle will travel nearly 150 feet before mechanical braking even begins. Adding multiple individual acceleration and deceleration points immediately adjacent to a restrictive school bus turning path, on a narrow road segment that completely lacks recovery shoulders—while simultaneously dealing with heavy regional tourist traffic—creates an unmanageable safety risk. Lowering the speed limit 18 years ago was a vital step, but it cannot fix the physical lack of shoulders when six new driveways are added to the mix.

Furthermore, the developer's own Environmental Resource and Site Analysis Plan highlights significant sub-surface limitations along this exact eastern frontage:

The engineering tables explicitly identify AmB (Amwell Silt Loam) and Bo (Bowmansville-Knauers) soils, admitting a "Very limited depth to saturated zone". This means a high water table on a sloped grade, which accelerates water-wicking, road-buckling, and winter icing right next to the creek tributary.

The charts also disclose construction limitations due to "Hard Rock" within the interior profiles. Forcing six individual driveway cuts into this terrain means that extensive mechanical **"ripping, hoe-ramming, and/or**

blasting of rock may be needed" just to clear these entry channels, adding significant structural stress right next to a narrow road surface.

Once these homes are built, the day-to-day operational problems will not go away. The routine presence of commercial service vehicles, landscaping trailers, and daily delivery vans parked directly on that narrow eastern asphalt surface will force oncoming traffic to cross the double-yellow line blindly right at a major intersection vertex.

Preservation of Rural Character and Environmental Assets:

Beyond the immediate, quantifiable safety hazards, this application directly impacts the established rural character that Solebury Township is committed to preserving. This 38.2-acre parcel sits in the Residential/Agricultural (RB) zoning district, serving as a critical scenic buffer zone directly adjoining the 100-acre active agricultural farm owned by Raymond family, while sitting within the immediate corridor of the historic, nearly 200-acre Elk Creek Farm. Forcing an urbanized layout with multiple individual driveway cuts completely punctures the continuous scenic frontage of Pidcock Creek Road. Furthermore, the developer's own Environmental Resource and Site Analysis Plan (ERSAP) report explicitly notes that the site contains sensitive ecological resources, mapping out "**mature deciduous woodlands,**" "**wetlands,**" and a "**primary conservation area**" along the "**Riparian Corridor delineated from Tributary 03006 to Pidcock Creek**". Allowing intense roadway engineering, commercial vehicle staging, and potential subsurface rock extraction directly alongside these sensitive headwaters degrades the exact rural ecosystem and open-space vistas the Township's ordinances are designed to shield from residential development.

Under ***Solebury Ordinance Section 1807***, this Commission holds the explicit legal authority to control frontage and minimize intersection hazards. Additionally, Pennsylvania law dictates that the financial burden of designing safe access infrastructure falls entirely on the developer, not on the township taxpayers.

We respect the builder's right to develop this parcel. However, to protect public safety, we respectfully request that the Planning Commission defer any preliminary approvals until the applicant provides an independent Turning Movement and Queue Analysis and a formal Stopping Sight Distance Study. We urge the Commission to direct the developer and their engineers to configure a much safer access alternative. The expert professionals representing both the developer and the Township must evaluate the real-world narrowness and deficiencies of the eastern leg of Pidcock Creek Rd.

and design a solution that completely removes these dangerous individual driveway conflict points from the immediate intersection footprint.

Thank you for your time and your rigorous review of these plans.

Sincerely,

Patricia & Robert Yorks

6178 Pidcock Creek Road

New Hope, PA 18938

June 17, 2026

Solebury Township Planning and Zoning Department
3092 Sungan Road, PO Box 139
Solebury, PA 18963
Ref: Windy Bush Plan Parcel #41-036-058

Dear Zoning Officer and Members of the Solebury Township Board of Supervisors,

Thank you for your service to our community and for your careful review of the proposed Windy Bush Road subdivision submitted by Bock Development Group.

As residents of the Pidcock Creek Road and Windy Bush Road area, we respectfully ask the Township to take a cautious approach to this application. Based on the materials submitted to date, we believe there are several significant issues that should be fully resolved before the plan moves forward.

- **Agricultural Preservation:** The proposal would convert a highly visible, actively farmed parcel into a 7-lot residential development. This appears inconsistent with the preservation goals that have long been a priority for Solebury Township residents and the intent of the Residential/Agricultural (RB) District.
- **Productive Agricultural Soils:** The plan indicates disturbance of approximately 71% of the site's productive agricultural soils, which appears to substantially exceed the limits established in Township ordinances.
- **Septic Feasibility:** Much of the site contains soils identified as having significant limitations due to high water tables and other constraints. We respectfully request clear documentation demonstrating that all proposed septic systems and reserve areas can be accommodated in compliance with state and local requirements.
- **Natural Resources and Endangered Species:** Federal agency documentation identifies potential impacts requiring additional review. We believe those issues should be fully addressed before any approvals are considered.
- **Stormwater and Pidcock Creek Watershed Protection:** The site drains to Tributary 03006 and ultimately Pidcock Creek. Given the environmental importance of these waterways, detailed stormwater calculations and infiltration analyses should be provided to demonstrate long-term protection of water quality within the Pidcock Creek Watershed community and downstream resources.
- **Traffic Safety:** The proposal includes six new driveways along Pidcock Creek Road. Given the road's narrow, winding nature and history of accidents, we ask that the Township carefully evaluate sight distance, access management, and whether shared access arrangements would be safer and more consistent with the rural character of the area.

We respectfully request that the Township take no favorable action on the plan until these issues have been thoroughly addressed and documented. We also ask that any requested waivers be carefully scrutinized in respect to the site's environmental constraints along the Pidcock Creek Watershed areas and Solebury's longstanding commitment to preserving its rural character and natural resources.

Thank you for your consideration and for your continued stewardship of Solebury Township.

Respectfully,

Cara and Niraj Patel
6140 Pidcock Creek Road
New Hope, PA

James and Adrienne Mageras
Elpitha Farm
6234 Pidcock Creek Road
New Hope, PA 18939

June 9, 2026

Solebury Township Planning Commission
3092 Sугan Road
Solebury, PA 18963

Re: TMP #41-036-058

Dear Members of the Commission,

We are residential property owners at 6234 Pidcock Creek Road. Our property is directly across from the parcel at the intersection of Windy Bush Road and Pidcock Creek Road, the subject of the Windy Bush Road Subdivision proposal by Bock Development Group, Inc.

In 2022, we placed our small farm into permanent conservation. We did not do so reluctantly. We did so because we love this land, because we understand its fragility, and because we believe that what makes this corner of Solebury Township special is also what makes it vulnerable. We have put our conviction into practice, and we stand behind it.

We also stand behind the Solebury mandate. This community has voted five times, by an average of ninety percent, to protect its farmland, its watersheds, its open spaces, and its rural character. That mandate is not merely a policy preference. It is a solemn commitment, made and renewed by this community across generations, that the land here will be held in trust for those who come after us.

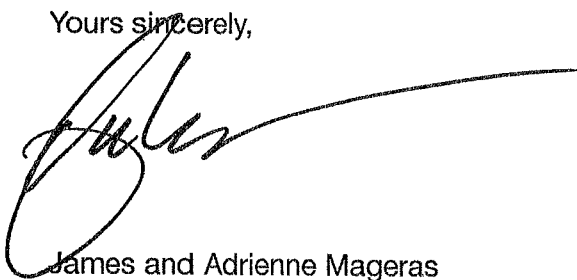
It is against that backdrop that we appear before you today, and we will be direct: we are genuinely and deeply concerned about what this proposed development will do to our community, to our conserved property, and to the environment we have worked to protect.

Parcel 41-036-058 is not a vacant lot awaiting its highest use. It is a beautiful farm field, a hay field, sitting at the headwaters of Tributary 03006, which feeds directly into Pidcock Creek, a protected watershed classified by the Pennsylvania Department of Environmental Protection as a cold water fishery and migratory fishery. It is a critical habitat and also designated an Important Bird Area. This field contains prime agricultural soils of statewide importance. It borders on a scenic and iconic Bucks County road that the Township's own Comprehensive Plan has identified and chosen to protect. This beautiful rolling farmland sits within five hundred feet of six historic resources. It is, in every sense that matters to this community, exactly the kind of land the Solebury mandate was created to preserve.

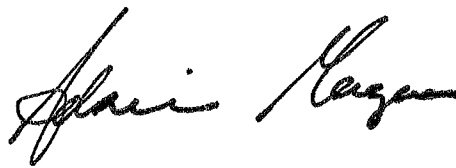
We do not question the applicant's right to consider the value of their property. But the right to develop land is not absolute, and it does not extend to the harm and detriment of one's neighbors. What is proposed here will visit consequences on this landscape, on this watershed with its critical habitat, and on this community that cannot be undone. Conservation, once lost, cannot be recovered. A hay field, once graded and built upon, does not return.

We implore you to hold this application to the full measure of Solebury's standards and to remember, as you do, that those standards exist precisely for moments like this.

Yours sincerely,

A large, stylized handwritten signature in black ink, likely belonging to James Mageras, with a long horizontal flourish extending to the right.

James and Adrienne Mageras

A handwritten signature in black ink, likely belonging to Adrienne Mageras, written in a cursive style.

June 22, 2024

Good evening, and thank you for the opportunity to address the Planning Commission.

My name is Melissa Twining, and my husband, John Davis, and I are residents of Solebury Township, a community we value deeply and are grateful to call home. We also have the distinct responsibility of residing on a property, 136 Covered Bridge Road, that supports a heron population.

For some time, we were advised by a former township employee to avoid drawing public attention to the rookery to help protect it. We respected that guidance. However, we are now concerned that continued silence may no longer serve that protective purpose. If the existence and significance of the rookery are not fully understood, then the potential impact of nearby development on nesting areas, feeding grounds, and associated habitat may not receive appropriate consideration.

In light of these concerns, we have undertaken efforts to better understand this rookery. Our research has shown us that the rookery has been expanding in size from just a handful of nests in 2001 to dozens today, highlighting the importance of understanding its significance and determining how best to protect it. To make these pictures come to life, there are literally hundreds of heron being raised right here, right now, in Solebury.

We have learned that great blue herons nest colonially, and a sustained, growing rookery of this kind indicates a high-quality habitat, healthy wetlands, and a broader ecosystem that can sustain greater diversity. That led us to explore the potential diversity of the rookery. For the last 2 years, we have documented great egrets in the nesting area. This year, by the support of a recording device placed near the rookery, we have captured calls associated with several heron species, including great blue heron, green heron, black-crowned night heron, little blue heron, tricolored heron, and gray heron. We recognize that this information should be reviewed and assessed by appropriate qualified experts as some of these species, if confirmed, would be very significant.

Our learnings indicate that this rookery is not merely a local feature; it is an important natural resource. Given the apparent significance, we formally registered it with the State of

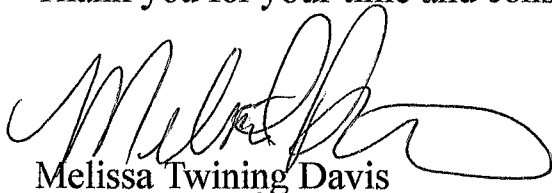
Pennsylvania Game Commission in June. Since that time, we have learned that it may be one of the largest such rookeries in SE Pennsylvania, which may afford it additional protection.

This evening, we respectfully ask the Planning Commission to recognize the importance of this rookery as it considers the proposed ^{cumulative} development of nearly 10 new homes on Pidcock Creek, which lie in the flight path and hunting grounds of our heron.

- The request is to ensure that any planning process is informed by the presence of a rare and valuable natural resource.
- We respectfully request that the Township consider appropriate measures to protect this rookery before decisions are made that could affect nesting birds, feeding areas, and surrounding habitat.
- These measures may include appropriate studies, setbacks, conservation measures or other recommended protections including timing restrictions during nesting season—the birds migrate to Solebury in late February and remain into August.

We feel very fortunate that this rookery is here in Solebury. Our ask is simply that the Township consider how best to protect this special place, so that any development nearby is done thoughtfully and with real care for the habitat that has been entrusted to us all.

Thank you for your time and consideration.



Melissa Twining Davis



John Patrick Davis