

Solebury Farm Committee
January 27, 2026
Hybrid Meeting

Minutes

In attendance: Josh Perlsweig, Tim Luccaro, Gary Manoff, Graham Phillips, Kevin Morrissey (Supervisor Liaison)

Zoom: Terry Clemons (Solicitor), and Marissa Cloutier

Absent: Lars Crooks, Kaitlin Farbotnik, Renee Scally (Administration Liaison)

I. Call to order

Josh Perlsweig called the meeting to order at 7:00 pm

II. Approval of Minutes

Tim Luccaro made a motion to approve the minutes, 2nd by Josh Perlsweig, all in favor.

III. Reorganization of Committee

Gary Manoff made a motion to nominate Josh Perlsweig as Chair, seconded by Graham Phillips – all in favor

Josh Perlsweig made a motion to nominate Marissa Cloutier as Vice-Chair, seconded by Tim Luccaro – all in favor

IV. Announcements –

The USDA Farm Service Agency for Bucks & Montgomery County, the FSA provides loan and grant support and a ballot came in the mail to any farm entity registered with the USDA and FSA that Malika Spencer from Roots to River farm is a candidate to be on the county committee.

V. Administrative Business

a. Comprehensive Plan Updates –

Tim Luccaro received a redraft of the current chapter for the future of farming in Solebury. Everyone on the Farm Committee should have received. Edits and comments are due to Tim via the Comprehensive Plan Committee by Friday, January 30th. Content will be used, but other options like visuals will be in the final draft. It was suggested to ask the Comprehensive Plan Committee to come to a Farm Committee meeting to talk about the older easements and their issues in the township. Kevin Morrissey suggests that Farm Committee should work with the other committees, such as Land Preservation and the Planning Commission.

VI. Farm Workers Housing Ordinance, part 1 (Residential Accessory Dwelling)

Discussion between committee members on the comments and/or changes the township solicitor has recommended. Terry Clemons will add a provision into the ordinance draft that any future subdivision of the farm must comply with other zoning ordinance provisions.

Stephen Phillips mentions that the committee is on the right track and if a new owner of the property wants to subdivide, they would lose and preferential consideration, if the property is

no longer an active farm and would have to comply with all other aspects of the zoning ordinance.

Upon a motion by Josh Perlsweig, seconded by Marissa Cloutier, it was unanimously agreed to move forward to the Board of Supervisors with the addition of the protection of a subdivision of the farm worker housing ordinance to be sent to the Board of Supervisors for consideration.

Upon an amended motion by Josh Perlsweig, seconded by Tim Luccaro, it is unanimously agreed to recommend that we pass this draft subject to the provision for the protection against subdivision and confirmation of the status of clustering for agricultural dwelling units existing in our ordinance from a 2024 change.

VII. Deer Fencing

Discussion between committee members on the draft of the Deer Fencing ordinance after comments from the township engineer and FEMA Floodplain Management Bulletin from July 2020, which states that, “communities may determine that some projects & floodways are too small to warrant engineering analysis. For example, barbed wire and electrified fences do not block the flow of water, but board woven wire and other more solid fencing can obstruct flow and cause water to back up and rise higher than if the fences were not required.”

Brent Alderfer said that after speaking to Zach Zubris earlier today, they thought the only issues that might need clarification is the use of the word “opening” sufficient to allow debris to flow through. The FEMA guidance says that barb, like horizontal fencing, barbed wire will work, that is allowed as a sufficient opening, but it says for example woven wire which is what standard deer fence is, could block it. Zach agreed that if the township engineer would sign off on the fact that if you do have a woven wire fence, then a hinged section or breakaway section would itself provide a much larger opening so that is wouldn't be barred from using woven wire, which is standard. According to Brent, via Zach Zubris the best way is to check with him to get that considered was if the Farm Committee proposed some language, like opening sufficient, including openings provided by hinged or breakaway sections, then Zach could review that. There is a small group looking at the ordinance language so it can be reviewed with the township engineer and then come back as whether this is sufficient. It is really the opening question and the language.”

Stephen Phillips suggests to look for more specific guidance from PA DEP and FEMA, and when he looked, he could not see anything, but he thinks everyone is on the same page in suggesting that we provide definition or include by his suggestion is “after the word opening in paragraph C say following up on what Brent said including hinge or breakaway section above the stream channel. If it is focused on the stream channel, that really defines the size of the opening. He suggests that paragraph should read as such, “deer fences within the riparian corridor must be designed and constructed such that openings, including hinged or breakaway sections above the stream channel are sufficient to allow water to pass through without trapping debris.”

Upon a motion by Josh Perlsweig, seconded by Marissa Cloutier, it was (unanimously) agreed to move forward with the addition about hinged, breakaway and electrified fences to part C of this Deer Fencing Ordinance to the Board of Supervisors at their next scheduled meeting for discussion and advertising.

VIII. Committee Member Comment

None

IX. Public Comment
None

Meeting adjourned at 8:27pm by Gary Manoff, 2nd by Marissa Cloutier

Respectfully Submitted,
Renee Scally