

**SOLEBURY TOWNSHIP BOARD OF SUPERVISORS**  
January 5, 2026 – 9:42 A.M.  
**Solebury Township Hall/Virtual - Hybrid Meeting**  
**MEETING MINUTES**

Attendance: Mark Baum Baicker, Chair, Christy Cheever, Vice-Chair, Kevin Morrissey, Rickie Yudin, and Catherine Cataldi, Secretary. Mark L. Freed, Township Solicitor, was also in attendance.  
Absent: John S. Francis, Christopher Garges, Township Manager, and Michele Blood, Assistant Township Manager

The recording device was turned on.

**I. The meeting was called to order followed by the Pledge of Allegiance.**

**II. Approval of Bills Payable – December 29, 2025**

**Res. 2026-19 – Upon a motion by Mr. Yudin, seconded by Mr. Morrissey, the list of Bills Payable dated December 29, 2025 was unanimously approved as prepared and posted.**

**III. Approval of Meeting Minutes – December 9, 2025**

**Mr. Baum Baicker announced that this topic was rescheduled to the January 20, 2026 Board Meeting.**

**IV. Announcements / Resignations / Appointments**

Executive Session

Mr. Baum Baicker announced that an Executive Session was held January 5, 2026, prior to the meeting, dealing with a Legal Matter and Property Acquisition.

Resignation of Robert McMahon from the Historical Architectural Review Board

**Res. 2026-20 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Cheever, it was unanimously agreed to accept the resignation of Robert McMahon from the Historical Architectural Review Board effective immediately.**

**V. Supervisor Comment – No Supervisor Comment**

**VI. New Business**

Zoning Hearing Board Application – Rustem and Romina Husenaj (6948 Ely Road, TMP No. 41-018-082-001) – Authorize Solicitor to Attend

This topic was eliminated from the agenda.

Zoning Hearing Board Application – Samuel Wollner and Annie Koo (3781 Aquetong Road, TMP No. 41-004-030) – Authorize Solicitor to Attend

The applicants, Samuel Wollner and Annie Koo, are requesting Variances from Section 27-2206 to permit encroachment into the 20-foot rear yard setback; Section 27-2208.5.E(1)(11) to permit encroachment into the riparian corridor of the Paunacussing Creek; Section 27-2510.5.C to permit expansion of a primary dwelling into the side yard setback through the connection of the existing accessory garage building to the existing single-family dwelling; Variance relief from required Attachment 7 side yard setback; Section 27-1304.1.B(7) to permit a side yard setback associated with

the existing garage/principal dwelling to be less than the minimum 15 feet on the property at 3781 Aquetong Road, Carversville, Solebury Township, Bucks County and identified as Tax Map Parcel No. 41-004-030.

William Benner, Solicitor for the Applicant, requested that the Board of Supervisors supply him with any conditions request for consideration by the Zoning Hearing Board prior to the hearing for the applicant's review and possible consideration.

**Res. 2026-21 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to authorize the Solicitor to attend the Zoning Hearing Board hearing/s for the Samuel Wollner and Annie Koo Zoning Hearing Board application.**

Zoning Hearing Board Application – Rishi Puri and Timothy Bailey (6953 Ely Road, TMP No. 41-018-073) – Authorize Solicitor to Attend

This topic was eliminated from the agenda.

**VII. Public Comment**

**VIII. Adjournment**

The meeting was adjourned at 9:49 am.

Respectfully submitted,  
Catherine Cataldi, Secretary