

**SOLEBURY TOWNSHIP BOARD OF SUPERVISORS**  
April 7, 2026 – 9:30 A.M.  
**Solebury Township Hall/Virtual - Hybrid Meeting**  
**MEETING MINUTES**

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

The recording device was turned on.

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

**II. Approval of Bills Payable – April 2, 2026**

**Res. 2026-52 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, the list of Bills Payable dated April 7, 2026 was unanimously approved as prepared and posted.**

**III. Approval of Meeting Minutes – March 17, 2026**

**Res. 2026-53 – Upon a motion by Mr. Morrissey, seconded by Mr. Yudin, the Minutes of the March 17, 2026 meeting were unanimously approved and posted.**

**IV. Announcements/Resignations/Appointments**

Executive Session

Mr. Baum Baicker announced that an Executive Session was held Tuesday, April 7, 2026, prior to the meeting, dealing with Zoning Matters.

**V. Supervisor Comment**

- Mr. Morrissey announced the Housing Forum scheduled for April 9, 2026 at 6:00 pm at the Township Building.

**VI. New Business**

Aquetong Spring Park Habitat Project Update

The Bucks County Conservation District Board of Directors has awarded the Township with a Water Quality Fund Mini Grant for funds up to \$8,000. Included in the grant award letter are grant terms.

This grant will cover engineering required by Department of Environment Protection to obtain a permit for the project, which will now be pushed back another year.

Mr. Garges gave an overview of the project and grant money.

**Res. 2026-54 – Upon a motion by Mr. Francis, seconded by Mr. Yudin, it was unanimously agreed to spend up to \$8,000.00, the amount of the grant, for engineering required by Department of Environment Protection to obtain a permit.**

Land Preservation - Act 153 – Certification of Eligible Properties to New Hope Solebury School District

Annually, the Board certifies the list of properties that are eligible for the Act 153 program. The Act 153 program authorizes the school district board to exempt by resolution certain real property from further millage increases imposed on real property. The list will be forwarded to the School District.

Land Preservation Committee Motion: *A motion was made by Sally Drayer and seconded by Phil Johnson that the Solebury Township Land Preservation Committee agreed to recommend approval of the Act 153 list of New Hope Solebury School Board tax freeze eligible properties.*

*The motion carried 6-0*

**Res. 2026-55 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to certify the list of preserved properties eligible for the Act 153 program.**

Plumstead Forward – Plumstead Township 2026 Comprehensive Plan – Review and Comment

Plumstead Township submitted their 2026 Comprehensive Plan to Solebury Township for review and comments. The Board held discussion and no comments were offered by the Solebury Township Board of Supervisors.

Resolution Approving Recording the Declaration of Public Trust for the Laurel Road Property

The proposed resolution of the Board of Supervisors of Solebury Township approves for recording a Declaration of Public Trust regarding Open Space acquired by Solebury Township.

**Res. 2026-56 – Upon a motion by Mr. Yudin, seconded by Mr. Francis, it was unanimously agreed to adopt the resolution approving the recording of the Declaration of Public Trust for the Laurel Road Property.**

Lake Solebury Committee – Update to Membership

The update included replacement of (1) one of the (6) six “at large” members with a member of the Solebury School faculty/staff.

**Res. 2026-57 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to update the Lake Solebury Committee Membership to consist of (9) nine voting members, one each will be designated by the Planning Commission, Environmental Advisory Counsel, and Parks & Recreation, one will be named by Solebury School, and (5) five will be appointed at-large by the Board. All will have equal voting rights. There will be up to (3) non-voting Associate members and (2) two non-voting student members, one each from Solebury School and New Hope-Solebury High School.**

Zoning Hearing Board Application – Honey Hollow Nature Center (2877 Creamery Road, TMP Nos. 41-013-081-002 and 41-013-081-003 – Authorize Solicitor to Attend

The applicant, Michael Celec, is requesting a variance from Section 27-2301d1, 27-2302.2, 27-2302.5, 27-2303.8, and 27-2303 of the Solebury Township Zoning Ordinance to allow banquet style events on the property located at 2877 Creamery Road, New Hope, Solebury Township, TMP Nos. 41-013-081-002 and 41-013-081-003.

**Res. 2026-58 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to authorize the Township Solicitor to attend the Zoning Hearing Board hearing/s for the Honey Hollow Nature Center Zoning Hearing Board application on behalf of the Board of Supervisors.**

Zoning Hearing Board Application – Canal Side Properties LLC (3776 River Road, TMP No 41-005-036-001) – Authorize Solicitor to Attend

This topic was eliminated from the agenda.

Authorization to Sell on Muncibid – Public Works Chipper

The Administration asked for authorization to sell the Bandit Intimidator 12XP Chipper on Muncibid.

Bandit Intimidator 12XP Chipper

Serial # 4FMUS1619HR505339

Hours as of April 7, 2026 - 306.5

**Res. 2026-59 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to authorize the sale of the Bandit Intimidator 12XP Chipper on Muncibid.**

**VII. Public Comment – No Public Comment**

**VIII. Adjournment**

The meeting was adjourned at 9:46 am.

Respectfully submitted,  
Catherine Cataldi, Secretary