

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
January 15, 2026 – 9:00 A.M.
Solebury Township Hall/Virtual – Hybrid Meeting
WORK SESSION MINUTES

Attendance: Mark Baum Baicker, Chair, Christy Cheever, Vice-Chair, John S. Francis, Kevin Morrissey, Rickie Yudin, Christopher Garges, Township Manager, Michele Blood, Assistant Manager, Kelley D. Warner, Police Chief, Christopher Clewell, Public Works Director and Catherine Cataldi, Secretary.

Meeting recording was turned on.

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

II. Supervisor Comment – No Supervisor Comment

III. Priorities and Objectives for 2026 – Board Discussion

The Board reviewed the draft preliminary list of Solebury Township Objectives for 2026. The preliminary list included recommendations from the most recent Comprehensive Plan in addition to other topics the Board felt should be included. A copy of the Board of Supervisors’ 2026 Priority Matrix is attached. Based upon discussion, the top priorities were determined as follows (Please note the priorities are not listed in any particular order):

1. Continue to review and update the Township’s Airbnb Ordinance - Lead/Sponsor: Administration
2. Continue to review and update Farming Ordinances - Lead/Sponsor: Mr. Morrissey/Farm Committee/Administration
3. Continue to draft a Property Maintenance Ordinance - Lead/Sponsor: Mr. Yudin/Historical Architectural Review Board
4. Continue to draft a Warehouse/Data Center Ordinance - Lead/Sponsor: Administration
5. Continue to draft a Dark Skies Ordinance - Lead/Sponsor: Ms. Cheever/Environmental Advisory Council
6. Update the nonconformities section of the Zoning Ordinance - Lead/Sponsor: Administration
7. Review Ordinance recommendations associated with the updated Comprehensive Plan - Lead/Sponsor: Administration
8. Continue reduction of paper and incorporating technology to streamline services - Lead/Sponsor: Administration/Police Department
9. Continue to pursue available grants - Lead/Sponsor: Administration
10. Continue employee professional development and retention - Lead/Sponsor: Administration/Police Department
11. Continue sustainable improvements at the Township Building - Lead/Sponsor: Administration
12. Continue maintenance and capital planning of facilities and infrastructure – Lead/Sponsor: Administration
13. Continue sustainability actions including working with the Sustainability consultant and implement the Energy Transition Plan - Lead/Sponsor: Ms. Cheever/ Environmental Advisory Council/ Administration

14. Continue efforts to expand and evaluate deer management - Lead/Sponsor: Ms. Cheever/
Environmental Advisory Council/United States Department of Agriculture
(USDA)/Administration
15. Continue involvement with potential Tuscarora cleanup - Lead/Sponsor: Mr.
Francis/Administration/Solicitor
16. Ongoing focus on development of trails - Lead/Sponsor: Mr. Francis/Mr.
Morrissey/Administration/Parks & Recreation Board
17. Aquetong Spring Park – Bond House Grant Strategy - Lead/Sponsor: Mr. Yudin/ Parks &
Recreation Board/Administration
18. Lower Delaware Scenic Management Council - Designation of Solebury Creeks in Congressional
Package and National Park Service Paunacussing Creek Project - Lead/Sponsor: Mr. Baum
Baicker
19. Continue tree plantings, monitoring and risk management on Township owned properties -
Lead/Sponsor: Administration/Public Works/Parks & Recreation Board/Environmental Advisory
Council
20. Continue to research and draft an Ordinance on Tree Replacement - Lead/Sponsor: Ms.
Cheever/Environmental Advisory Council
21. Continue to improve traffic flow, safety and emissions along Route 202 - long term goal -
Lead/Sponsor: Mr. Baum Baicker/Administration
22. Solebury Green – Finalize design, start permitting and pursue grants - Lead/Sponsor: Mr.
Yudin/Parks & Recreation Board/Administration
23. Trail development from Aquetong Spring Park to the Canal - Lead/Sponsor: Mr. Yudin/Parks &
Recreation Board/Administration
24. Continue to monitor Pennsylvania Department of Transportation Route 202 Roundabout Project
- Lead/Sponsor: Administration
25. Review current land preservation objectives using Comprehensive Plan survey and update as
appropriate - Lead/Sponsor: Mr. Francis/Land Preservation Committee
26. Review current Agricultural Security Area database and update as appropriate - Lead/Sponsor:
Administration
27. Establish the Lake Solebury Resident Advisory Committee and draft the initial steps -
Lead/Sponsor: Board of Supervisors/Administration
28. Lake Solebury - Pursue grant opportunities – acquisition and master plan - Lead/Sponsor:
Administration
29. Research and complete updates to the Lake Solebury property and infrastructure -
Lead/Sponsor: Administration/Public Works
30. Continue recruitment of potential committee members - Lead/Sponsor: Board of
Supervisors/Township Administration
31. Continue coordination among committees - Annual meeting of Committee/Board Chairs with
Board of Supervisors - Lead/Sponsor: Administration
32. Enhance communication among Township Committees - Lead/Sponsor: Board of
Supervisors/Administration
33. Continue developing the Comprehensive Plan update - Lead/Sponsor: Mr.
Morrissey/Comprehensive Plan Committee/Administration

34. Continue developing the Comprehensive Parks, Recreation and Open Space Plan -Ten (10) year update - Lead/Sponsor: Comprehensive Parks, Recreation and Open Space Plan Committee/Administration
35. Continue to monitor the Fleecydale Road reconstruction plan - Administration
36. Continue discussions on affordable housing (ADU's) - Lead/Sponsor: Mr. Morrissey/ Administration
37. Draft the framework for and creation of the Public Safety and Zoning Committees - Lead/Sponsor: Administration/Police Department
38. Continue to monitor speeding within the Township and implement enforcement actions – Lead/Sponsor – Police Department
39. Continue to review and implement Emergency Preparedness – Lead/Sponsor: Administration/Police/Public Works
40. Finalize revisions and clarifications to fencing regulations - Lead/Sponsor: Mr. Morrissey/Farm Committee/Administration
41. Research “Small Farmer” Initiatives - Lead/Sponsor: Mr. Morrissey/Farm Committee
42. Review and expand several proposed initiatives with first step feasibility study – Mr. Morrissey/Planning Commission

IV. **Public Comment** – No Public Comment

V. **Adjournment**

The work session adjourned at 10:31 a.m.

Respectfully submitted
Catherine Cataldi
Secretary

2026 Priorities Summary

		IMMINENT	PRIORITY	ONGOING	LEAD/SPONSOR
1.0	ORDINANCE REVIEW				
1.1	AirBnB			X	Administration
1.2	Farm ordinance - housing opportunities			X	Mr. Morrissey/Farm/Administration
1.3	Property maintenance ordinance	X			Mr. Yudin/HARB
1.4	Warehouse / data center ordinance	X			Mr. Morrissey/PC
1.5	Develop Dark Skies Ordinance	X			Ms. Cheever/EAC
1.6	Update nonconformities section of zoning ordinance	X			Administration
1.7	Review ordinance recommendations associated with updated comprehensive plan		X		Administration
2.0	PERSONNEL/ADMINISTRATION				
2.1	Paperwork reduction, and PD specific - incorporate technology to streamline services			X	Administration/Police Department
2.2	Grant administration			X	Administration
2.2a	Grant administration - Bond House grant strategy?	X			Administration/P&R
2.3	Employee Professional Development / Employee Retention			X	Administration/Police Department
2.4	Township facilities - Energy reduction			X	Administration
2.5	Township facilities - Maintenance / capital projects			X	Administration
2.6	Township facilities - Overall assessment of needs			X	Administration
3.0	SUSTAINABILITY				
3.1	Sustainability consultant and Energy Transition Plan roll out			X	Ms. Cheever/EAC/Administration
3.2	Deer Management		X		Ms. Cheever/EAC/USDA/Administration
3.3	Tuscarora Site Monitoring		X		Mr. Francis/Administration/Solicitor
3.4	Trails: ongoing expansion			X	Mr. Francis/Mr. Morrissey/P&R/Administration
3.5	Aquetong Spring Park - Bond House Strategy * same as 2.2a	x			Mr. Yudin/P&R/Administration
3.6	Lower Delaware Scenic Management Council - Creek designation, NPS Paunacussing project			x	Mr. Baum Baicker
3.7	Tree Planting - Ordinance to control cutting and replacement		x		Ms. Cheever/EAC
3.8	Township facility solar panel project	x			Administration
4.0	ROUTE 202				
4.1	Improved traffic flow/ traffic signal improvement/safety/emissions	X			Mr. Baum Baicker/Administration
4.2	Solebury Green - finalize design, start permitting, seek grants	X			Mr. Yudin/P&R/Administration
4.3	Pedestrian trail - ASP to Canal			X	Mr. Yudin/P&R/Administration
4.4	Monitor PennDOT Route 202 roundabout project			X	Administration
5.0	LAND PRESERVATION				
5.1	Establish updated objectives using Comprehensive Plan survey			X	Mr. Francis/LPC
5.2	Update Agricultural Security Area database		X		Administration
6.0	LAKE SOLEBURY				
6.1	Establish resident advisory committee and initial steps	X			BOS/Administration
6.2	Seek grant opportunities - acquisition & master plan		X		Administration
6.3	Property / infrastructure updates (specifically the house & garage)	X			Administration/Public Works
7.0	MISCELLANEOUS				
7.1	Committee recruitment			X	BOS/Administration
7.2	Committee Chairs to attend BOS meeting	X			Administration
7.3	Comprehensive Plan Update			X	Mr. Morrissey/Comp Plan Committee
7.4	Parks and Open Space Plan 10yr update	X			Mr. Yudin/CPROS Plan Committee
7.5	Fleecydale Road reconstruction project			X	Administration
7.6	Affordable / workforce housing discussion (ADU's?)			X	Mr. Morrissey/Administration
7.7	Creation of Public Safety and Zoning committees to meet quarterly	X			Administration/Police Department
7.8	Speeding issues and enforcement			X	Police Department
7.9	Tree Hazards, Tree Monitoring & Risk Management			X	Administration/Public Works/P&R/EAC
7.10	Emergency Preparedness (Review of Resources, Table Top Technology)		X		Administration/Police Department/Public Works
7.11	Enhance communication among committees		X		BOS/Administration
8.0	Farming				
8.1	Finalize Fencing regulation revision/clarifications	X			Mr. Morrissey/Farm/Administration
8.2	Explore "Small Farmer" Initiatives		X		Mr. Morrissey/Farm
9.0	Planning Commission				
9.1	Review and expand several proposed initiatives w/ first step feasibility review		X		Mr. Morrissey/PC