

**SOLEBURY TOWNSHIP BOARD OF SUPERVISORS**  
June 16, 2026 – 6:00 P.M.  
**Solebury Township Hall/Virtual - Hybrid Meeting**  
**MEETING MINUTES**

Attendance: Christy Cheever, Vice-Chair, Kevin Morrissey, John S. Francis, Rickie Yudin, Christopher Garges, Township Manager, Michele Blood, Assistant Township Manager, and Catherine Cataldi, Township Secretary. Andrew P. Griffin, Esq., Township Solicitor, and Mark Roth, P.E., Township Traffic Engineer were also in attendance.

Absent: Mark Baum Baicker, 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 – May 28, 2026 and June 11, 2026**

**Res. 2026-83 – Upon a motion by Mr. Yudin, seconded by Mr. Francis, the list of Bills Payable dated May 28, 2026 and June 11, 2026 were unanimously approved as prepared and posted.**

**III. Approval of Meeting Minutes – April 21, 2026, May 5, 2026 and May 21, 2026**

**Res. 2026-84 – Upon a motion by Ms. Cheever, seconded by Mr. Morrissey, the Minutes of the April 21, 2026, May 5, 2026 and May 21, 2026 meetings were unanimously approved and posted.**

**IV. Announcements/Resignations/Appointments**

Executive Session

Ms. Cheever announced that an Executive Session was held on Tuesday, June 16, 2026, prior to the meeting, dealing with a Zoning Matter.

Resignation of Hope Blaythorne from the Environmental Advisory Council and the Resignation of Mike Kerins from the Parks & Recreation Board

The Board expressed gratitude to Hope Blaythorne and Mike Kerins.

**Res. 2026-85 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, it was unanimously agreed to accept the resignation of Hope Blaythorne from the Environmental Advisory Council and the resignation of Mike Kerins from the Parks & Recreation Board, both effective immediately.**

Appointment of the Lake Solebury Committee Members

**Res. 2026-86 – Upon a motion by Ms. Cheever, seconded by Mr. Yudin, it was unanimously agreed to appoint the following, without compensation, to the Lake Solebury Committee for a term expiring June 16, 2027:**

- Craig Sutton, Edward Leyton, Frank Policare, Nancy Stock-Allen and Robert Heath as At Large Members;
- Hudson Taylor, Matthew Kurteson, and Paul Kawoczka as Associate Members;
- Committee Representatives: Philip S. Getty, Environmental Advisory Council; Mark Blucas, Parks & Recreation Board; and Amishi Joshi Castelli, Planning Commission;
- Solebury School Representative: Staci Freer;

- **Student Members:** Harriet Meshkov, Solebury School Co-Representative; Ruby Trachtenber, Solebury School Co-Representative; and Alexander DeFeao, New Hope Solebury School;
- **John S. Francis and Kevin Morrissey, Supervisor Liaisons**

#### **V. Supervisor Comment**

- Ms. Cheever commented on the success of Carversville Day which was held May 30, 2026.
- Mr. Morrissey commented on the loss of crops local orchard farms have suffered due to the late cold snap. For additional information on the fundraiser to help local orchard farms can be found on the Bucks County Foodshed Alliance website: <https://bucksfoodshed.org/>.
- Mr. Morrissey clarified the Board of Supervisor's stance on the North Wales Water Authority's request made to the Board at the May 21, 2026 meeting.

#### **VI. Presentation**

##### Hal H. Clark Park Boat Ramp Update

Angie Nagle, Bucks County Parks & Recreation Executive Director presented a PowerPoint presentation (copy of which is attached) updating the Township on the Hal H. Clark Park Boat Launch Project. Highlights of the presentation included: The project area; the need for the project; project support; project timeline; revised plan; managing visitor use; and permitting.

#### **VII. Public Hearing**

##### Historical Architectural Review Board – Certificate of Appropriateness – Scott Anderson (6325 Fleecydale Road, TMP # 41-002-020-001)

The applicant, Scott Anderson, expressed interest in the installation of an oval house sign 22" x 18" on an existing lamp post by a metal linear bracket approximately 226" in length. The sign is to contain a copy of artist Luiz Vilela's painting "Cuttalossa Lamb", painted at the Cuttalossa Farm. The lettering is to be gold and the paint color for the background of the sign is Farrow & Ball "Broccoli Brown" which is the same as the existing house paint on the property located at 6325 Fleecydale Road, TMP # 41-002-020-001.

*HARB Motion: Upon a Motion by Larry Peseski, seconded by Patrick Strzelec, HARB unanimously recommended the issuance of a Certificate of Appropriateness for the application as presented in full.*

**Res. 2026-87 – Upon a motion by Mr. Yudin, seconded by Mr. Morrissey, it was unanimously agreed to authorize the Certificate of Appropriateness to TMP No. 41-002-020-001, 6325 Fleecydale Road, as per the recommendation from the Historical Architectural Review Board. Issuance of the Certificate of Appropriateness does not relieve the applicant from obtaining any and all applicable permits prior to commencement of work.**

##### Deer Fence Ordinance – Authorization to Adopt

The proposed amendment revises the Floodplain and Zoning Ordinance to add language to allow for deer fences in areas that they are currently restricted. The Board authorized the advertisement of the ordinance for adoption at the April 21, 2026 Board of Supervisors meeting.

**Res. 2026-88 – Upon a motion by Ms. Cheever, seconded by Mr. Morrissey, it was unanimously agreed to adopt the Deer Fence Ordinance No. 2026-002.**

#### Warehouse and Logistics Ordinance – Authorization to Adopt

The proposed ordinance amends chapter 27 of the Township Code of Ordinances (Zoning) regarding warehousing, distribution facilities, truck terminals, overnight truck parking, data centers, and sound levels, and amends chapter 10 of the township code of ordinances (health and safety) regarding sound levels. The Board authorized the advertisement of the ordinance for adoption at the March 17, 2026 Board of Supervisors meeting.

**Res. 2026-89 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, it was unanimously agreed to adopt the Warehouse and Logistics Ordinance No. 2026-003.**

#### **VIII. Old Business**

##### Lower Mountain Road Traffic Restriction Update

Mark Roth, P.E., Township Traffic Engineer presented an overview of the recent study, comparison to previous studies and recommendations.

Discussion ensued on: the number of traffic citations written; speed bumps and humps; additional signage; and paving markers.

Chief Kelley Warner suggested additional speed monitoring signs and the continued data collection.

Michael Circosta, resident commented on the noise produced by vehicles traveling over speed humps and expressed opposition of speed humps, as well as, line striping on Lower Mountain Road.

Hudson Taylor, resident, questioned whether animal crossing signs have an impact on speed.

A resident inquired about the Township's procedures for implementing speed humps.

A resident expressed opposition on restricting traffic on a public roadway.

Susan McMahon, resident, commented on the dangers placed on Solebury Township Police Officers due to the enforcement of the traffic restrictions on Lower Mountain Road.

A resident inquired about previous traffic studies.

Diane Goldberg, resident, commented on the continued issue of speeding along Lower Mountain Road.

Lillie Chen, resident, commented and questioned the speed and traffic studies done on Carversville Road at the same time as Lower Mountain Road.

**Res. 2026-90 – Upon a motion by Mr. Morrissey, seconded by Mr. Yudin, it was unanimously agreed to authorize the Township Administration to repeal the Lower Mountain Road Traffic Restriction Ordinance and the permanent installation of post-mounted radar equipment in both directions along Lower Mountain Road as described by Township Traffic Engineer Mark Roth.**

**Res. 2026-91 – Upon a motion by Ms. Cheever, seconded by Mr. Morrissey, it was unanimously agreed for the Board to have the option for approving a traffic study to be performed at a future time.**

#### **IX. New Business**

##### 2026 Road Program – Authorization to Bid

**Res. 2026-92 – Upon a motion by Ms. Cheever, seconded by Mr. Yudin, it was unanimously agreed to authorize the Township Engineer and Administration to advertise the bid specifications for the 2026 Road Program as noted below:**

- **Burkdale Court**
- **Murfield Court**
- **Brendan Knoll**
- **Plumridge Road**
- **Saddleview Lane**
- **Sugan Road**
- **Lower Mountain Road**

Environmental Advisory Council – Fall 2026 Public Forum – Authorization to Hold

Environmental Advisory Council Motion to the Board: *Upon a motion by Eric Allen, and seconded by Shannon Pendleton, it was endorsed by the Environmental Advisory Council to request that the Solebury Township Board of Supervisors authorize the holding of a public forum in Fall 2026 (date TBD) to engage the community on the topic of gasoline-powered landscaping equipment.*

**Res. 2026-93 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, it was unanimously agreed to authorize the Environmental Advisory Council to hold a Public Forum in Fall 2026 to engage the community on the topic of gasoline-powered landscaping equipment.**

Zoning Hearing Board Application – Phillis Valley Trust LLC (6550 Meetinghouse Road, TMP No 41-022-054) – Authorize Solicitor to Attend

This topic was eliminated from the agenda.

Zoning Hearing Board Application – Kenneth DiGregorio 2020 Irrevocable Trust (2775 River Road, TMP No. 41-028-050-002)

This topic was eliminated from the agenda.

Approval of Cohen Law Contract for Franchise Negotiations

**Res. 2026-94 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, it was unanimously agreed to approve the Township Administration to execute the agreement with Cohen Law Group for Franchise Negotiations.**

Extended Leave of Absence Request – Authorization to Accept

**Res. 2026-95 – Upon a motion by Mr. Yudin, seconded by Mr. Francis, it was unanimously agreed to approve the request of employee number 135 and grant a leave of absence (LOA) through July 12, 2026. During the leave time, the employee will not accrue paid time off (sick, personal, vacation), the employee will be required to pay the insurance premiums for health, life and short-term disability insurance and the employee must pay the pension contributions, and the employee must repay the Township for any holiday pay that may have been advanced to them for holidays that occur during the LOA (if any).**

**X. Public Comment – No Public Comment**

**XI. Adjournment**

The meeting was adjourned at 7:31 pm.

Respectfully submitted,  
Catherine Cataldi, Secretary



# Hal H. Clark Park Project Update

June 17, 2026



Bucks County

# Project Area

- Hal H. Clark Park
- 27 acres
- Largely undeveloped
- The park contains approximately 1,100 feet of frontage to the Delaware River



Esri Community Maps Contributors, Bucks County, PA, data.pa.gov, New Jersey Office of GIS, OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeRapid, GeoTechnologies, Inc, METI/NAASA, USGS, EPA, NPS, US Census Bureau, USDA, Copyright nearmap 2015

# The Need

The project at Hal H. Clark Park addresses a range of needs related to river safety and recreation.

This project ensures immediate emergency response improvements and increased community and environmental benefits.

Benefits include emergency response efficiency, enhanced public recreation for all, and improved river access.



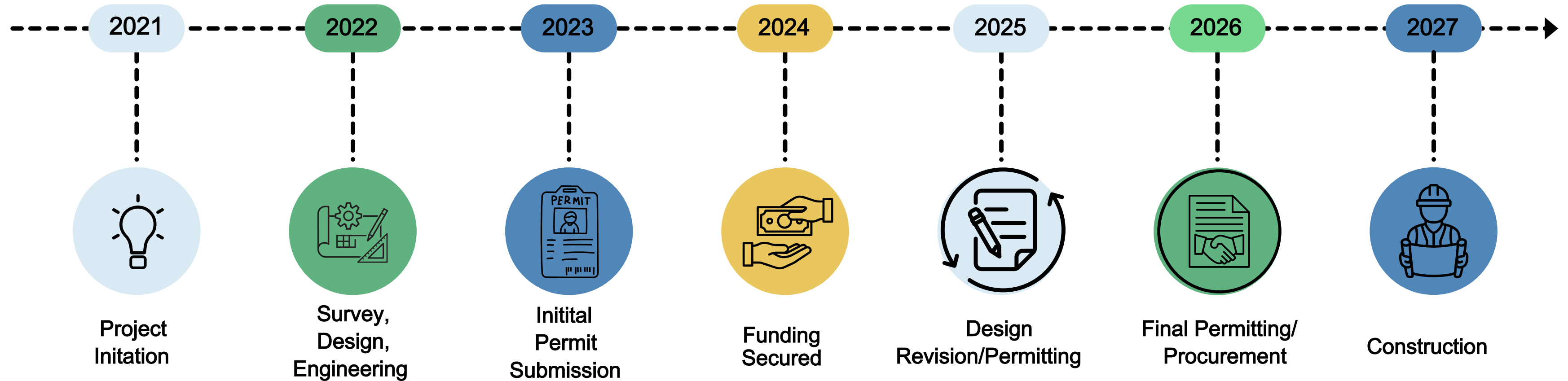
# Project Support



- Pennsylvania Fish and Boat Commission\$\$\$
- Pennsylvania Department of Conservation and Natural Resources\$\$\$
- Lower Delaware Wild and Scenic Rivers\$\$\$
- Pennsylvania Organization for Watersheds and Rivers\$\$\$
- New Hope Eagle Marine
- Bucks County Board of Commissioners\$\$\$



# Hal H. Clark Project Timeline



PROJECT INFORMATION:  
FILE PATH: C:\Projects\BUCK\00003\Plan\1  
NAME: BUCK COUNTY, PA  
LAST SAVE DATE: 31 May 2023, 10:16AM  
LAST SAVE BY: WJclaire

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#### GRADING NOTES

- THE MINIMUM SLOPE IN GRASSED AREAS SHALL NOT BE LESS THAN 2% AND THE MINIMUM IN GRAVEL AREAS SHALL BE AS SHOWN ON THE PLANS. REFER TO THE CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION REGARDING PROPOSED GRAVEL CROSS-SLOPES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE CONSTRUCTION PLAN WILL SUPERSEDE IN ALL CASES. THE ENGINEER OF RECORD MUST BE IMMEDIATELY NOTIFIED IN WRITING OF ANY CONFLICTS.
- THE CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS (INCLUDING DEP, ETC.) FOR ALL OFF-SITE HAUL AND/OR BORROW SITES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.
- EXISTING INLETS AND STORM SEWER SHOWN TO BE FILLED W/DEBRIS SHALL BE CLEANED AND FLUSHED. NEW INLETS AND PIPES SHALL BE CHECKED FOR SILT/DEBRIS AFTER CONSTRUCTION AND FLUSHED/CLEANED IF NECESSARY.
- DEPTH OF EXISTING UTILITIES IN PORTIONS OF THE SITE ARE UNKNOWN. WHERE EXISTING UTILITIES ARE TO REMAIN AND ARE FOUND TO HAVE INADEQUATE GROUND COVER AFTER FINAL PROPOSED GRADES HAVE BEEN ESTABLISHED, THE DESIGN ENGINEER SHALL BE CONTACTED IMMEDIATELY AND PRIOR TO FURTHER CONSTRUCTION ACTIVITIES IN THE AREA OF SAID CONFLICT.
- ALL DESIGNERS AND CONTRACTORS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF PENNSYLVANIA ACT 287. LOCATION OF EXISTING AND PROPOSED UNDERGROUND UTILITIES AND FACILITIES SHOWN ON THE DRAWINGS HAVE BEEN DEVELOPED FROM INFORMATION MADE AVAILABLE. COMPLETENESS AND ACCURACY OF LOCATION AND DEPTH OF UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR IS TO VERIFY THE DEPTH AND LOCATION OF ALL UTILITIES AND FACILITIES BEFORE THE START OF WORK. UTILIZE HAND EXCAVATION AS REQUIRED. WORK IS ALSO TO BE DONE IN ACCORDANCE WITH THE STANDARDS OF THE UTILITY COMPANIES WHOSE FACILITIES ARE IN THE PROXIMITY OF THE WORK. OTHER UTILITIES MAY BE REQUIREMENTS OF PENNSYLVANIA ACT 38 (1991). THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 DAYS PRIOR TO EXCAVATION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL CODES, AND ALL REGULATIONS APPURTENANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PROJECT SPECIFICATIONS INCLUDING CURRENT APPLICABLE STANDARDS AND REQUIREMENTS, WHERE ANY STANDARDS SEEM IN CONFLICT WITH THESE DRAWINGS, NOTIFY THE CONSTRUCTION MANAGER FOR DIRECTION PRIOR TO PROCEEDING WITH WORK.
- CONTRACTORS SHALL HAVE ALL REQUIRED SUBMITTAL APPROVALS PRIOR TO BEGINNING WORK OR ORDERING MATERIALS.
- CONTRACTORS SHALL VERIFY ALL DIMENSIONS, INVERTS, ELEVATIONS, AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. VARIATIONS BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY, PROCEDURES, MEANS AND METHODS, SEQUENCING, AND COORDINATION.
- ALL WORK SHALL BE PERFORMED BY QUALIFIED, EXPERIENCED PERSONNEL.
- CONTRACTOR SHALL NOTIFY THE OWNER OF PREEXISTING CONDITIONS OF DETRIMENTATION IN AREAS OF WORK THAT ARE UNCOVERED OR EXPOSED DURING THE WORK.

#### GRADING NOTES (CONTINUED)

- FIELD CHANGES REQUIRE PRIOR ENGINEERING REVIEW AND WRITTEN CONFIRMATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR TO ANY SIDEWALKS, LAWN, TREES, PAVING, AND OTHER IMPROVEMENTS DISTURBED OR DAMAGED BY DEMOLITION ACTIVITIES PROPOSED HEREIN.
- CONTRACTOR SHALL PROVIDE PROPER TEMPORARY BRACING AND SHORING OF ALL CONSTRUCTION TO REMAIN OR DEMOLITION WORK IN PROGRESS.
- CONTRACTOR SHALL PROVIDE LAYOUT, LINE AND GRADE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES WITHIN THE DRAWINGS, SPECIFICATIONS, CODES OR STANDARDS FOR CORRECTIVE ACTION PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF VEHICULAR AND PEDESTRIAN TRAFFIC. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH LOCAL, PENNDOT & OSHA REGULATIONS.
- CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING UTILITIES UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL IMMEDIATELY REPAIR ANY UTILITY LINE INTERRUPTION AT NO ADDITIONAL CONTRACT COST. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION AND SUPPORT FOR ALL UTILITIES EXPOSED DURING THE WORK TO INSURE AGAINST DAMAGE AT NO ADDITIONAL COST.
- CONTRACTOR SHALL PROVIDE TEMPORARY DEWATERING OF EXCAVATIONS THROUGHOUT THE DURATION OF CONTRACT AT NO ADDITIONAL COST.
- EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE DATA. DUE TO THE POTENTIAL LACK OF COMPLETE OR ACCURATE DATA REGARDING EXISTING ONSITE AND OFFSITE UTILITIES, THE CONTRACTOR SHALL ASSESS AVAILABLE DATA, SHALL REQUEST UTILITY COMPANY MARKOUTS, SHALL COORDINATE WITH AFFECTED UTILITY COMPANIES, AND SHALL DIG TEST PITS AT ALL PROPOSED UTILITY CROSSING LOCATIONS SO THAT ELEVATIONS CAN BE TAKEN TO ASSESS POTENTIAL CONFLICTING PIPES/UTILITIES PRIOR TO ANY PROPOSED UTILITY CONSTRUCTION. IF UNEXPECTED UTILITY LOCATIONS OR ELEVATIONS OR PIPE CONFLICTS ARE ENCOUNTERED DURING CONSTRUCTION, OR IF TEST PITS REVEAL POTENTIAL CONFLICT, ENGINEER SHALL BE NOTIFIED SO THAT ELEVATIONS AND LOCATIONS (WHERE NECESSARY) OF AFFECTED UTILITIES CAN BE OBTAINED TO FACILITATE NECESSARY DESIGN ADJUSTMENTS.
- UNLESS SPECIFIED ELSEWHERE IN THE PLANS OR A MANUAL OF TECHNICAL SPECIFICATIONS FOR THE PROJECT, ALL TOPSOIL TO BE USED ON SITE, WHETHER STOCKPILED FROM EXISTING ON SITE SOILS OR IMPORTED MATERIAL, SHALL MEET THE MINIMUM QUALITY STANDARDS FOR TOPSOIL AS STIPULATED IN THE PADOT SPECIFICATIONS, MANUAL 408, SECTION 802. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING SAMPLES TO A QUALIFIED MATERIALS LABORATORY FOR ANALYSIS AND FOR PROVIDING THE RESULTS TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL BEFORE PLACING ANY TOPSOIL.
- ALL STORM CONVEYANCE PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) PIPE UNLESS SPECIFIED OTHERWISE.
- IF A CONFLICT ARISES DURING THE INSTALLATION OF ANY PART OF THE STORM SEWER SYSTEM THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY IN WRITING.
- REFER TO THE FOLLOWING PLANS FOR ADDITIONAL NOTES:
  - EXISTING FEATURES & REMOVALS
  - EROSION & SEDIMENTATION CONTROL PLAN AND DETAILS
  - CONSTRUCTION DETAILS

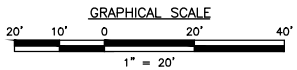
#### PLACEMENT OF FILL NOTES

- BACKFILLING, TO THE SUBGRADE ELEVATION, SHALL BE DONE IN LAYERS OF SIX (6) TO EIGHT (8) INCHES AND EACH LAYER SHALL BE THOROUGHLY TAMPED BY AN APPROVED MECHANICAL TAMPER TO A MINIMUM DENSITY OF 95% AT OPTIMUM MOISTURE AS DETERMINED BY ASTM D-698 OR AASHTO T-99 WITH SUITABLE BACKFILL MATERIAL. BACKFILLING OR TAMPING WITH TRENCHING MACHINES IS PROHIBITED.
- THE FILL MATERIAL SHALL CONTAIN THE PROPER MOISTURE CONTENT TO OBTAIN THE REQUIRED COMPACTION. WETTING OR DRYING OF THE MATERIAL OR ANY OTHER MANIPULATION SHALL BE REQUIRED TO SECURE UNIFORM MOISTURE CONTENT THROUGHOUT THE LAYER. IF THE MATERIAL IS TOO WET TO PERMIT PROPER COMPACTION, ALL WORK ON PORTIONS THUS AFFECTED SHALL BE DELAYED UNTIL THE WET MATERIAL HAS EITHER DRIED TO THE MOISTURE CONTENT OR HAS BEEN REMOVED. A LAYER OF FILL SHALL NOT BE ADDED UNTIL THE PREVIOUS LAYER HAS ATTAINED THE REQUIRED PERCENT COMPACTION.
- SUITABLE BACKFILL MATERIAL IS MATERIAL CONTAINING NO DEBRIS, ORGANIC MATTER, FROZEN MATERIAL OR LARGE ROCKS OR STONES WITH A DIAMETER OF GREATER THAN ONE-HALF THE THICKNESS OF THE COMPACTED LAYERS BEING PLACED. IN ADDITION, BACKFILL MATERIAL SHALL NOT CONTAIN VEGETATION, MASSES OF ROOTS, INDIVIDUAL ROOTS, CINDERS, ASHES, REFUSE, BOULDERS, AND ANY OTHER MATERIAL WHICH IN THE OPINION OF THE ENGINEER, IS UNSUITABLE.

#### SUMMARY OF PROJECT COORDINATES (BASED ON STATE PLANE COORDINATE SYSTEM)

| STATION | POINT  | COORDINATES |            | BEARING     |
|---------|--------|-------------|------------|-------------|
|         |        | NORTH       | EAST       |             |
| 0+00.00 | BEGIN  | 399589.10   | 2743024.47 |             |
| 1+29.97 | P.O.C. | 399613.57   | 2743152.12 | N79°08'56"E |
| 1+87.36 | P.O.T. | 399639.53   | 2743202.42 |             |
| 2+09.58 | P.O.C. | 399654.89   | 2743218.48 | N46°16'06"E |
| 2+82.94 | P.O.T. | 399682.59   | 2743284.64 |             |
| 3+12.33 | P.O.C. | 399683.46   | 2743314.02 | N88°18'05"E |
| 3+75.25 | P.O.T. | 399704.34   | 2743372.27 |             |
| 4+10.51 | P.O.C. | 399725.93   | 2743400.15 | N52°15'19"E |
| 4+32.33 | P.O.T. | 399735.16   | 2743419.73 |             |
| 5+50.00 | END    | 399763.32   | 2743544.26 | N77°15'19"E |

CABLE CONCRETE EXTENSION NOTE:  
EXTEND THE CABLE CONCRETE RAMP UNTIL EITHER OF THE FOLLOWING CRITERIA ARE SATISFIED:  
a. THE CABLE CONCRETE RAMP EXTENDS TO THE BOTTOM OF THE EXISTING RIVERBED.  
b. THE CABLE CONCRETE RAMP EXTENDS TO A MINIMUM DEPTH OF 18" BELOW THE LOWEST OBSERVED WATER SURFACE ELEVATION.



ATTENTION ALL CONTRACTORS: LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS. ABOVE-GROUND INSPECTION OF THE SITE COMPLETENESS OR ACCURACY OF TYPE, SIZE, OR HORIZONTAL LOCATION OF UNDERGROUND OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 17 OF 2008, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. SERIAL NO. 20182970849-000 WAS PLACED FOR DESIGN ON 10/24/2018.

OFFICES LOCATED IN:  
KENTUCKY, INDIANA, KENTUCKY,  
MISSISSIPPI, MISSISSIPPI, MISSISSIPPI,  
AND OHIO AND PENNSYLVANIA

ALCONK AD  
DESIGNED BY WCM  
DRAWN BY WCM  
CHECKED BY PFB  
IN CHARGE WCM  
DATE MAY31, 2023  
SHEET 3 OF 9  
PROJ. NO. BUCK00003

PAUL F. BOETTINGER, PE  
BOETTINGER, PE

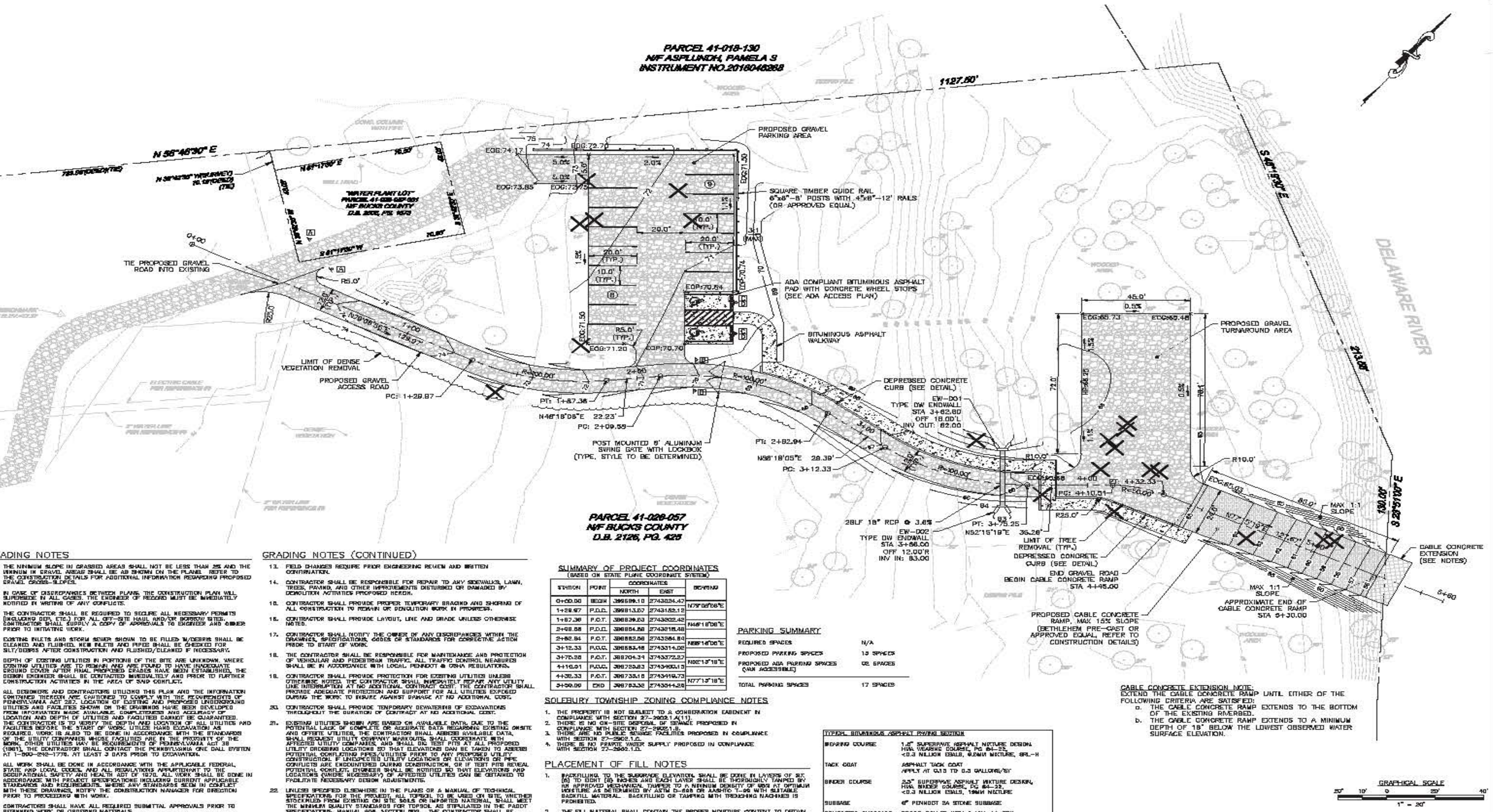


05/31/2023  
LICENSED PROFESSIONAL ENGINEER  
PAUL F. BOETTINGER  
A LICENSE No. PE-070837

BUCKS COUNTY GENERAL SERVICES  
DIVISION  
HAL H. CLARK PARK BOAT  
RAMP  
BUCKS COUNTY, PENNSYLVANIA



REVISIONS  
NO. DATE  
BY  
CHKD



ADING NOTES

THE MINIMUM SLOPE IN GRASSED AREAS SHALL NOT BE LESS THAN 2% AND THE MINIMUM IN GRAVEL AREAS SHALL BE AS SHOWN. REFER TO THE CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION REGARDING PROPOSED GRAVEL CROSS-SLOPES.

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ALL DESIGNERS AND CONTRACTORS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF PENNSYLVANIA ACT 282, LOCATION OF EXISTING AND PROPOSED UNDERGROUND UTILITIES AND FACILITIES SHOWN ON THE DRAWINGS HAVE BEEN DEVELOPED FROM INFORMATION MADE AVAILABLE. COMPLETENESS AND ACCURACY OF LOCATION AND DEPTH OF UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR IS TO VERIFY THE DEPTH AND LOCATION OF ALL UTILITIES AND FACILITIES BEFORE THE START OF WORK. UTILITIES HARD EXCAVATION AS REQUIRED. WORK IS ALSO TO BE DONE IN ACCORDANCE WITH THE STANDARDS OF THE UTILITY COMPANIES WHOSE FACILITIES ARE IN THE PROXIMITY OF THE WORK. OTHER UTILITIES MAY BE REQUIREMENTS OF PENNSYLVANIA ACT 38 (1961). THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1779, AT LEAST 3 DAYS PRIOR TO EXCAVATION.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ALL REGULATIONS APPROPRIATE TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PREVIOUS SPECIFICATIONS INCLUDING CURRENT APPLICABLE STANDARDS AND REQUIREMENTS. WHERE ANY STANDARDS SEEM IN CONFLICT WITH THESE DRAWINGS, NOTIFY THE CONSTRUCTION MANAGER FOR DIRECTION PRIOR TO PROCEEDING WITH WORK.

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GRADING NOTES (CONTINUED)

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- CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES WITHIN THE DRAWINGS, SPECIFICATIONS, CODES OR STANDARDS FOR CORRECTIVE ACTION PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF VEHICULAR AND PEDESTRIAN TRAFFIC. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH LOCAL PENNDOT & OSHA REGULATIONS.
- CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING UTILITIES UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL IMMEDIATELY REPAIR ANY UTILITY LINE INTERUPTION AT NO ADDITIONAL CONTRACT COST. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION AND SUPPORT FOR ALL UTILITIES EXPOSED DURING THE WORK TO INSURE AGAINST DAMAGE AT NO ADDITIONAL COST.
- CONTRACTOR SHALL PROVIDE TEMPORARY Dewatering OF EXCAVATIONS THROUGHOUT THE DURATION OF CONTRACT AT NO ADDITIONAL COST.
- EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE DATA. DUE TO THE POTENTIAL LACK OF COMPLETE OR ACCURATE DATA REGARDING EXISTING ONSITE AND OFFSITE UTILITIES, THE CONTRACTOR SHALL ASSUME AVAILABLE DATA. SHALL REQUEST UTILITY COMPANY MARKINGS. SHALL COORDINATE WITH AFFECTED UTILITY COMPANIES AND SHALL DO TEST PITS AT ALL PROPOSED UTILITY CROSSINGS PRIOR TO CONSTRUCTION. IF TEST PITS REVEAL POTENTIAL CONFLICTING PIPES/UTILITIES PRIOR TO ANY PROPOSED UTILITY CONSTRUCTION, IF UNEXPECTED UTILITY LOCATIONS OR ELEVATIONS OR PIPE CONFLICTS ARE ENCOUNTERED DURING CONSTRUCTION, OR IF TEST PITS REVEAL POTENTIAL CONFLICT, ENGINEER SHALL BE NOTIFIED SO THAT ELEVATIONS AND LOCATIONS (WHERE NECESSARY) OF AFFECTED UTILITIES CAN BE OBTAINED TO FULFILL NECESSARY DESIGN REQUIREMENTS.
- UNLESS SPECIFIED ELSEWHERE IN THE PLANS OR A MANUAL OF TECHNICAL SPECIFICATIONS FOR THE PROJECT, ALL TOPSOIL TO BE USED ON SITE, WHETHER STOCKPILED FROM EXISTING ON SITE SOILS OR IMPORTED MATERIAL, SHALL MEET THE MINIMUM QUALITY STANDARDS FOR TOPSOIL AS STIPULATED IN THE PADOT SPECIFICATIONS. MANUAL 408, SECTION 800. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING SAMPLES TO A QUALIFIED MATERIALS LABORATORY FOR ANALYSIS AND FOR PROVIDING THE RESULTS TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL BEFORE PLACING ANY TOPSOIL.
- ALL STORM CONVEYANCE PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) PIPE UNLESS SPECIFIED OTHERWISE.
- IF A CONFLICT ARISES DURING THE INSTALLATION OF ANY PART OF THE STORM SEWER SYSTEM THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY IN WRITING.
- REFER TO THE FOLLOWING PLANS FOR ADDITIONAL NOTES:
  - A. EXISTING FEATURES & REMOVALS
  - B. EROSION & SEDIMENTATION CONTROL PLAN AND DETAILS
  - C. CONSTRUCTION DETAILS

SUMMARY OF PROJECT COORDINATES  
(BASED ON STATE PLANE COORDINATE SYSTEM)

| STATION | POINT  | NORTH     | EAST       | BEARING     |
|---------|--------|-----------|------------|-------------|
| 0+00.00 | BEIGN  | 396599.10 | 2743034.42 | N79°08'08"E |
| 1+28.97 | P.O.C. | 396813.62 | 2743182.12 |             |
| 1+87.36 | P.O.T. | 396839.63 | 2743302.42 | N46°18'08"E |
| 2+08.08 | P.O.C. | 396804.86 | 2743218.48 |             |
| 2+82.84 | P.O.T. | 396882.08 | 2743284.84 | N58°14'00"E |
| 3+12.33 | P.O.C. | 396883.48 | 2743314.08 |             |
| 3+75.88 | P.O.T. | 396704.34 | 2743372.82 | N52°15'18"E |
| 4+10.21 | P.O.C. | 396725.83 | 2743400.13 |             |
| 4+32.33 | P.O.T. | 396735.10 | 2743419.73 | N77°15'18"E |
| 3+50.00 | CMD    | 396783.32 | 2743344.28 |             |

PARKING SUMMARY

|                                              |           |
|----------------------------------------------|-----------|
| REQUIRED SPACES                              | N/A       |
| PROPOSED PARKING SPACES                      | 13 SPACES |
| PROPOSED ADA PARKING SPACES (VAN ACCESSIBLE) | 02 SPACES |
| TOTAL PARKING SPACES                         | 17 SPACES |

SOLEBURY TOWNSHIP ZONING COMPLIANCE NOTES

- THE PROPERTY IS NOT SUBJECT TO A CONSERVATION EASEMENT IN COMPLIANCE WITH SECTION 27-2902.1(A)(1).
- THERE IS NO ON-SITE DISPOSAL OF SEWAGE PROPOSED IN COMPLIANCE WITH SECTION 27-2902.1(B).
- THERE ARE NO PUBLIC SEWAGE FACILITIES PROPOSED IN COMPLIANCE WITH SECTION 27-2902.1(C).
- THERE IS NO PRIVATE WATER SUPPLY PROPOSED IN COMPLIANCE WITH SECTION 27-2902.1(D).

PLACEMENT OF FILL NOTES

- BACKFILLING TO THE SUBGRADE ELEVATION SHALL BE DONE IN LAYERS OF SIX (6) TO THIRTY (30) INCHES AND EACH LAYER SHALL BE THOROUGHLY TAMPED BY AN APPROVED MECHANICAL TAMPER TO A MINIMUM DENSITY OF 98% AT OPTIMUM MOISTURE AS DETERMINED BY ASTM D-698 OR U.S.H.T.O. 1-98 WITH SUITABLE BACKFILL MATERIAL. BACKFILLING OR TAMPING WITH TROWLING MACHINES IS PROHIBITED.
- THE FILL MATERIAL SHALL CONTAIN THE PROPER MOISTURE CONTENT TO OBTAIN THE REQUIRED COMPACTION. TESTING OR DRYING OF THE MATERIAL OR ANY OTHER MANIPULATION SHALL BE REQUIRED TO SECURE UNIFORM MOISTURE CONTENT. IF THE MATERIAL IS TOO WET TO PERMIT PROPER COMPACTION, ALL WORK ON PORTIONS THIS AFFECTED SHALL BE DELAYED UNTIL THE MET MATERIAL HAS EITHER DRIED TO THE MOISTURE CONTENT OR HAS BEEN REMOVED. A LAYER OF FILL SHALL NOT BE ADDED UNTIL THE PREVIOUS LAYER HAS ATTAINED THE REQUIRED PERCENT COMPACTION.
- SUITABLE BACKFILL MATERIAL IS MATERIAL CONTAINING NO DEBRIS, ORGANIC MATTER, FROZEN MATERIAL OR LARGE ROCKS OR STONES WITH A DIAMETER OF GREATER THAN ONE-HALF THE THICKNESS OF THE COMPACTED LAYERS BEING PLACED. IN ADDITION, BACKFILL MATERIAL SHALL NOT CONTAIN VEGETATION, WASTES OF ROOTS, INDIVIDUAL ROOTS, CLUSTERS, ASHES, REFUSE, Boulders, AND ANY OTHER MATERIAL WHICH IN THE OPINION OF THE ENGINEER, IS UNSUITABLE.

| TYPICAL BITUMINOUS ASPHALT PAVING SECTION |                                                                                                               |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| WEARING COURSE                            | 1.0" SUPERPAVE ASPHALT MIXTURE DESIGN, HMA WEARING COURSE, PG 64-22, <0.3 MILLION ESALS, 9.5MM MIXTURE, SBL-H |
| TACK COAT                                 | ASPHALT TACK COAT<br>APPLY AT 0.13 TO 0.3 GALLONS/SY                                                          |
| BINDER COURSE                             | 2.5" SUPERPAVE ASPHALT MIXTURE DESIGN, HMA BINDER COURSE, PG 64-22, <0.3 MILLION ESALS, 19MM MIXTURE          |
| SUBBASE                                   | 6" PENNDOT 2A STONE SUBBASE                                                                                   |
| COMPACTED SUBGRADE                        | PROOF-ROLLED WITH A MIN. 10-TON STATIC WEIGHT & WHEEL POWER ROLLER                                            |

| SIGN TABULATION |        |         |                                        |          |
|-----------------|--------|---------|----------------------------------------|----------|
| SYMBOL          | SERIES | SIZE    | DESCRIPTION                            | QUANTITY |
| [A]             | RS-1   | 30"x20" | DO NOT ENTER                           | 2        |
| [B]             | RS-101 | 24"x20" | EMERGENCY AND AUTHORIZED VEHICLES ONLY | 2        |
| [C]             | RT-8   | 12"x18" | RESERVED PARKING SIGN                  | 2        |
| [D]             | RT-8P  | 12"x8"  | VAN ACCESSIBLE SIGN                    | 2        |

CABLE CONCRETE EXTENSION NOTE:  
EXTEND THE CABLE CONCRETE RAMP UNTIL EITHER OF THE FOLLOWING CRITERIA ARE SATISFIED:  
a. THE CABLE CONCRETE RAMP EXTENDS TO THE BOTTOM OF THE EXISTING RIVERBED.  
b. THE CABLE CONCRETE RAMP EXTENDS TO A MINIMUM DEPTH OF 18" BELOW THE LOWEST OBSERVED WATER SURFACE ELEVATION.



ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2006, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. SERIAL NO. 2018020848-000 WAS PLACED FOR DESIGN PURPOSES ON 10/24/2018.

PAUL F. BOETTINGER, PE  
GROUP MANAGER

05/31/2023  
LICENSED PROFESSIONAL ENGINEER  
STATE OF PA LICENSE NO. PE-10357

BUCKS COUNTY GENERAL SERVICES DIVISION  
HAL H. CLARK PARK BOAT RAMP  
SOLEBURY TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA  
PHASE 1  
CONSTRUCTION PLAN

YOUR GOALS. OUR MISSION.  
74 WESTBROOK STREET, STE 300  
BETHLEHEM, PA 18018  
TEL: 610-425-3292  
FAX: 610-425-3292

OFFICES LOCATED IN:  
CHICAGO, ILLINOIS, KANSAS CITY,  
INDIANAPOLIS, INDIANA, NEW JERSEY,  
NEW YORK, NEW YORK, OHIO, PENNSYLVANIA

|             |              |         |     |
|-------------|--------------|---------|-----|
| DESIGNED BY | WVW          | DRAWING | CSP |
| CHECKED BY  | PRB          | SHEET   | 4   |
| DRAWN BY    | WVW          |         |     |
| DATE        | MAY 31, 2023 |         |     |
| SCALE       | 1"=20'       |         |     |
| PROJ. NO.   | BUCK000023   | OF      | 12  |

# Managing Visitor Use



- EMSRestrictedAreas
- Communication
  - a. Signage at: Park Entrance, Parking Lot and On River
  - b. County Launch Permit Required (Nonmotorized vessels only)
  - c. Communication to Launch Holders via Civic Rec
- Safety- ParkPolice
- OperationsandMaintenance



# Permitting



- PADEP Chapter 105 Joint Permit
- Solebury Township Floodplain Development Permit
- Solebury Township Erosion & Sedimentation Control, Grading and SWM Permit



# Next Steps



**ORDINANCE NO. 2026-002**

**AN ORDINANCE OF THE TOWNSHIP OF SOLEBURY,  
BUCKS COUNTY, PENNSYLVANIA, AMENDING  
CHAPTER 8 OF THE TOWNSHIP CODE OF  
ORDINANCES (FLOODPLAINS) AND CHAPTER 27 OF  
THE TOWNSHIP CODE OF ORDINANCES (ZONING)  
RELATING TO DEER FENCING**

**WHEREAS**, Section 1516 (53 P.S. Section 66516) of the Pennsylvania Second Class Township Code provides that the corporate powers of the Board of Supervisors of Solebury Township (the "Board of Supervisors") include the ability to plan for the development of the Township through Zoning, Subdivision, and Land Development Regulations under the Act of July 13, 1968 (P.L. 805, No. 247), known as the "Pennsylvania Municipalities Planning Code";

**WHEREAS**, Section 1601 of the Second Class Township Code provides that the Board of Supervisors may adopt Ordinances in which general or specific powers of the Township may be exercised, and, by the enactment of subsequent Ordinances, the Board of Supervisors may amend, repeal, or revise existing Ordinances (53 P.S. Section 66601);

**WHEREAS**, the proposed amendments are geared toward fulfilling the Township's obligations under Article I, Section 27 of the Pennsylvania Constitution, and of protecting the public health, safety, and welfare of Township citizens; and

**WHEREAS**, the Board of Supervisors finds it to be in the best interests of the Township to the proposed ordinance amendments; and

**WHEREAS**, the proposed amendments have been advertised, considered, and reviewed in accordance with Municipalities Planning Code Section 609 (53 P.S. Section 10609);

**NOW THEREFORE**, in consideration of the foregoing, be it **ENACTED** and **ORDAINED** by the Board of Supervisors of Solebury Township, Bucks County, Pennsylvania, as follows:

**I. Chapter 8** of the Township Code of Ordinances is hereby **AMENDED** as follows:

**A. REPLACE** Section 8-301.1.B in its entirety as follows:

**B.** For areas abutting streams or watercourses where the one-hundred-year floodplain (one-percent annual chance flood) has not been delineated by the Flood Insurance Study as special flood hazard areas (SFHAs), the applicant shall submit a floodplain identification study, except that a floodplain identification study shall not be required for a fence installed for the sole purpose of protecting vegetation from deer pursuant to § 27-2504 in areas abutting streams or watercourses where the one-hundred-year floodplain (one-percent annual chance flood) has not been delineated by the Flood Insurance Study as special flood hazard areas (SFHAs). The

study prepared by a registered professional engineer expert in the preparation of hydrologic and hydraulic studies shall be used to delineate the one-hundred-year floodplain. The floodplain study shall be subject to the review and approval of the Township. All areas inundated by the one-hundred-year flood shall be included in the floodplain area.

**B. REPLACE** Section 8-302.1.D in its entirety as follows:

- D. For areas adjoining streams, ponds, or lakes not included in the FIS prepared by FEMA, the applicant shall be required to determine the elevation and area of the floodplain with hydrologic and hydraulic engineering techniques, except that the applicant shall not be required to determine the elevation and area of the floodplain with hydrologic and hydraulic engineering techniques for a fence installed for the sole purpose of protecting vegetation from deer pursuant to § 27-2504 in areas adjoining streams, ponds, or lakes not included in the FIS prepared by FEMA as special flood hazard areas (SFHAs). Hydrologic and hydraulic analyses shall be undertaken only by registered professional engineers or others of demonstrated qualifications, who shall certify that the technical methods used correctly reflect currently accepted technical concepts. Studies, analyses, computations, etc., shall be submitted in sufficient detail to allow a thorough technical review by the Township. All areas inundated by the one-hundred-year flood shall be included in the floodplain area.

**II. Chapter 27** of the Township Code of Ordinances is hereby **AMENDED** as follows:

**A. REPLACE** Section 27-2105.1.A(2) in its entirety as follows:

- (2) For areas abutting streams and watercourses where the base flood elevation (one-percent annual chance flood) has not been delineated by the Flood Insurance Study, the applicant shall submit a floodplain identification study, except that a floodplain identification study shall not be required for a fence installed for the sole purpose of protecting vegetation from deer pursuant to § 27-2504 in areas abutting stream or watercourse where the base flood elevation (one-percent annual chance flood) has not been delineated by the Flood Insurance Study as special flood hazard areas (SFHAs). The study, prepared by a registered professional engineer expert in the preparation of hydrologic and hydraulic studies, shall be used to delineate the base flood elevation. The floodplain study shall be subject to the review and approval of the Township. All areas inundated by the base flood shall be included in the Floodplain Area.

**B. ADD** new Section 27-2208.5.A(4) as follows:

- (4) A fence installed for the sole purpose of protecting vegetation from deer pursuant to § 27-2504.

**C. RENUMBER** Section 27-2504.3 to new Section 27-2504.4.

**D. ADD new Section 27-2504.3 as follows:**

3. Deer fences are permitted by right in the Riparian Corridor Conservation District and the Floodplain Conservation District subject to the following conditions:

- a. A zoning permit must be obtained.
- b. Plans must be submitted with the zoning permit application sufficient to evaluate materials, including fence posts, their location and how fence posts will be attached to the ground. The Plans need not be engineered plans, however.
- c. Deer fences within the Riparian Corridor or the Floodplain Conservation District, which may include electrified, hinged or break-away sections, must be designed and constructed such that openings are sufficient to allow water to pass through without trapping debris.
- d. The zoning officer may consult with the Township Engineer to determine the adequacy of the deer fence design.

**III. Partial Repealer**

All other provisions of the Ordinances of Solebury Township, as amended, shall remain in full force and effect. All other Ordinances or provisions of the Ordinance inconsistent herewith or in conflict with any of the terms hereof are, to the extent of said inconsistencies or conflicts, hereby specifically repealed.

**IV. Severability**

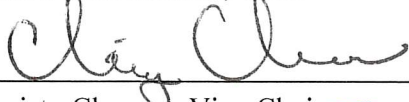
The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid, or unconstitutional by a court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional section, clause, sentence or part of a provision had not been included herein.

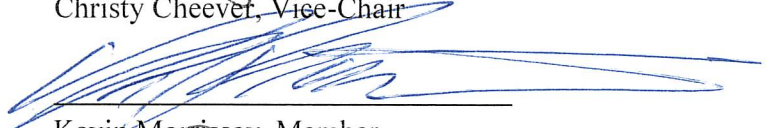
**V. Effective Date**

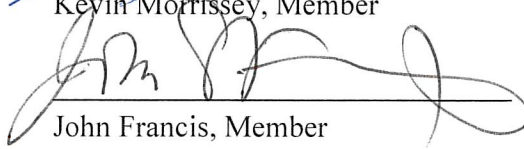
All provisions of this Ordinance shall be in full force and effect five (5) days after the approval and adoption.

ORDAINED AND ENACTED this 16 day of June, 2026.

\_\_\_\_\_  
Mark Baum Baicker, Chair

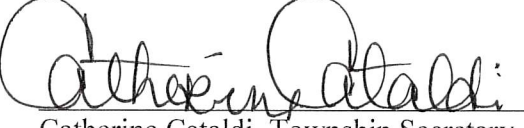
  
\_\_\_\_\_  
Christy Cheever, Vice-Chair

  
\_\_\_\_\_  
Kevin Morrissey, Member

  
\_\_\_\_\_  
John Francis, Member

  
\_\_\_\_\_  
Rickie Yudin, Member

Attest:

  
\_\_\_\_\_  
Catherine Cataldi, Township Secretary

**ORDINANCE NO. 2026-003**

**AN ORDINANCE OF THE TOWNSHIP OF  
SOLEBURY, BUCKS COUNTY, PENNSYLVANIA,  
AMENDING CHAPTER 27 OF THE TOWNSHIP  
CODE OF ORDINANCES (ZONING) REGARDING  
WAREHOUSING, DISTRIBUTION FACILITIES,  
TRUCK TERMINALS, OVERNIGHT TRUCK  
PARKING, DATA CENTERS, AND SOUND LEVELS,  
AND AMENDING CHAPTER 10 OF THE  
TOWNSHIP CODE OF ORDINANCES (HEALTH  
AND SAFETY) REGARDING SOUND LEVELS**

**WHEREAS**, Section 1516 (53 P.S. Section 66516) of the Pennsylvania Second Class Township Code provides that the corporate powers of the Board of Supervisors of Solebury Township (the "Board of Supervisors") include the ability to plan for the development of the Township through Zoning, Subdivision, and Land Development Regulations under the Act of July 13, 1968 (P.L. 805, No. 247), known as the "Pennsylvania Municipalities Planning Code";

**WHEREAS**, Section 1601 of the Second Class Township Code provides that the Board of Supervisors may adopt Ordinances in which general or specific powers of the Township may be exercised, and, by the enactment of subsequent Ordinances, the Board of Supervisors may amend, repeal, or revise existing Ordinances (53 P.S. Section 66601);

**WHEREAS**, the Board of Supervisors finds it to be in the best interests of the Township to the proposed ordinance amendments; and

**WHEREAS**, the proposed amendments have been advertised, considered, and reviewed in accordance with Municipalities Planning Code Section 609 (53 P.S. Section 10609);

**NOW THEREFORE**, in consideration of the foregoing, be it **ENACTED** and **ORDAINED** by the Board of Supervisors of Solebury Township, Bucks County, Pennsylvania, as follows:

**I. Chapter 27** of the Township Code of Ordinances is hereby **AMENDED** as follows:

**A. ADD** the following new definitions to Section 27-202 as follows:

**DATA CENTER**

A commercial facility use designed and intended primarily for the housing, operation, and/or co-location of computer, networking and communication systems equipment for the operation that collects off-site, data for storage and that contains associated components such as telecommunications and computer storage systems. A data center may also include accessory uses and supporting public utilities (e.g., substations, switch stations, etc.), infrastructure systems, mechanical equipment, components and environmental controls (e.g., air conditioning or cooling towers, fire suppression, etc.),

redundant/backup power supplies, redundant data communications connections and enhanced security.

#### **DATA CENTER ACCESSORY USE**

Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines; domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); security features, provided such data center accessory uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center. The use shall not include energy generation systems used or intended to be used to supply power to the Data Center during normal operations, except for on-site solar energy.

#### **DATA CENTER EQUIPMENT (DCE)**

Any data center accessory uses which in an unmuffled state generate noise in excess of the permitted maximum dB(A) in Section 27-2512.5.B.(1) of Part 25 of this Chapter at the point of generation. DCE shall be accessory to the Data Center and be located on the same tract or assemblage of adjacent parcels developed as a unified development for a Data Center.

#### **DISTRIBUTION FACILITY**

A building used for the temporary storage of products, merchandise, goods, materials, food stuffs or manufacture parts, which are intended to be repackaged, relabeled, assembled or moved from the premises soon thereafter, typically within 72 hours from the time the products arrive. A distribution facility may include a truck terminal, logistics center, and a parcel hub or fulfillment center.

#### **TRUCK TERMINAL**

An accessory facility to a Warehouse or Distribution Facility for the temporary transfer of goods, focusing on loading and unloading between trucks with little to no storage time, and/or a facility used to house, maintain or store equipment associated with the transportation of goods within the facility.

#### **OVERNIGHT TRUCK PARKING**

An accessory facility to a Warehouse or Distribution Facility for the parking of commercial truck(s) for a period, typically overnight, for the purpose of rest and to comply with driving regulations of the Federal Motor Carrier Safety Administration.

#### **WAREHOUSE**

A building, or any part thereof, used for the commercial storage of products, merchandise, goods, materials, food stuffs, manufactured parts or documents. Up to 25% of the building may typically be used for ancillary, incidental, and accessory uses such as: office space; breakrooms; locker rooms; product display rooms; equipment storage;

equipment maintenance areas; product testing; repacking and relabeling areas; training areas; and customer showroom and demonstrate areas. A warehouse is not a distribution facility, a logistics center, a truck terminal, or a parcel hub or fulfillment center.

**B. REPLACE** Section 27-1702.4.A(5) (relating Permitted Principal Uses) in its entirety so that it now reads as follows:

(5) Mini-warehouse.

**C. ADD** new Sections 27-1702.4.C(13), (14) and (15) (Relating to Conditional Uses) as follows:

(13) Warehouse

(14) Distribution Facility.

(15) Data Center.

**D. ADD** new Section 27-1702.4.D as follows:

D. Accessory Uses by Conditional Use.

(1) Truck Terminal as an accessory use to Warehouse or Distribution Facility, in accordance with Part 26.

(2) Overnight Truck Parking as an accessory use to Warehouse or Distribution Facility, in accordance with Part 26.

**E. ADD** the words “and Part 26” to the end of Section 27-1703 (relating to Height Regulations) so that it now reads as follows:

The maximum height of buildings and other structures erected, enlarged, altered or used shall be 40 feet, except as provided in Part 25 and Part 26.

**F. CHANGE** the words from “§ 27-1704” to “§ 27-1702” in the introductory statement to Section 27-1704.B so that it now reads as follows:

B. All other uses set forth in § 27-1702, Subsection 4A, and C(3):

**G. ADD** new Section 27-1704.E as follows:

E. Warehouse, Distribution Facility, and Data Center.

(1) Minimum lot area: five (5) acres.

(2) Minimum lot width at building line: 250 feet.

(3) Minimum lot width at street line: 100 feet along a Major Collector or Principal Arterial road.

(4) Maximum impervious surface coverage: 60%.

(5) Maximum building coverage: 20%.

- (6) Minimum depth of front and rear yards: 200 feet.
- (7) Minimum width of side yards: 75 feet.

**H. REPLACE** the table in Section 27-2512.B(1) titled “Continuous Sound Levels Within Receiving District” in its entirety as follows:

**Continuous Sound Levels Within Receiving District**

| <b>Receiving Zoning District</b>         | <b>From 7:00 a.m. to 7:00 p.m.</b> | <b>From 7:00 p.m. to 7:00 a.m.</b> |
|------------------------------------------|------------------------------------|------------------------------------|
| RA, RB, RD and OR                        | 55 dBA                             | 45 dBA                             |
| VC, VR, R-1, VR-C and VC-C               | 65 dBA                             | 55 dBA                             |
| Light Industrial and Quarry/Agricultural | 65 dBA                             | 55 dBA                             |
| Highway Commercial and Rural Commercial  | 65 dBA                             | 55dBA                              |

**I. ADD** new Section 27-2602.VV as follows

**VV. Warehouse and Distribution Facility.**

(1) Dimensional Requirements.

- (a) The maximum height of a Warehouse or Distribution Facility building shall be 40 feet, except the building may be increased in height by one (1) foot above 40 feet to a maximum of 55 feet for every additional five (5) feet the Warehouse or Distribution Facility building is setback from the minimum front yard setback.
- (b) The maximum building size of a Warehouse shall be 200,000 square feet of gross floor area for all buildings on a lot.
- (c) The maximum size of a Distribution Facility shall be 250,000 square feet of gross floor area for all buildings on a lot.
- (d) The maximum size of Warehouse and Distribution Facility buildings may be increased in accordance with the following.
  - 1) Teir 1. Based on the Energy Use Analysis and Solar Feasibility Study required per §27-2601.1.VV.(11), the building may be increased by 15,000 square feet if 70-80% of peak energy demand is met by on-site solar power.
  - 2) Teir 2. Based on the Energy Use Analysis and Solar Feasibility Study required per §27-2601.1.VV.(11), the

building may be increased by 25,000 square feet if 81-90% of peak energy demand is met by on-site solar power.

- 3) Teir 3. Based on the Energy Use Analysis and Solar Feasibility Study required per §27-2601.1.VV.(11), the building may be increased by 35,000 square feet if 91-100% of peak energy demand is met by on-site solar power.

(2) Screening and buffering for Warehouses and Distribution Facilities.

- (a) For Warehouse and Distribution Facilities up to 100,000 square feet, a 100 foot wide buffer area shall be located and maintained adjacent to residential, institutional, parks and open space uses and along road frontages. The buffer area shall be planted and designed as a Type 1 Buffer in accordance with §22-520 of the Subdivision and land development ordinance.
- (b) For Warehouse and Distribution Facilities over 100,000 square feet, a 150 foot wide buffer area shall be located and maintained adjacent to residential, institutional, parks and open space uses and along road frontages. The buffer area shall be planted and designed as a Type 1 Buffer in accordance with §22-520 of the Subdivision and land development ordinance.
- (c) A Type 4 Buffer shall be provided in order to screen any storage and maintenance activities in accordance with §22-520 of the Subdivision and Land Development Ordinance.
- (d) Any tractor trailer truck parking, outdoor storage, and loading/unloading areas that are located within 250 feet of the exterior lot lines of a Warehouse or Distribution Facility use shall be separated from such lot lines by an earthen berm in accordance with the following.
  - 1) The berm shall be a minimum of six (6) feet in height; or more, as required to be acceptable to the Township Engineer - above the average adjoining grade ground level (disregarding any drainage channel) on the outside of the berm.
  - 2) The berm shall have a maximum side slope of three (3) feet horizontal to one (1) foot vertical.
  - 3) The berm shall be covered by a well-maintained all season natural groundcover.

- 4) Required screen plantings shall be arranged on the outside and top of the berm or sound proof fencing on top of berm along with plantings.

(3) Landscaping.

- (a) Landscaping of Truck Parking. For each off-street loading space provided for truck parking one (1) evergreen tree eight (8) to 10 feet in height, and three (3) evergreen shrubs shall be provided. The plants shall be installed in close proximity to the perimeter of the parking area, and shall be in. Required plant material shall meet the genus, species and minimum size requirements as specified in the Township's Plant List contained in Appendix 22-D of the Subdivision and Land Development [Chapter 22].
- (b) Landscaping shall be provided in accordance with §22-520 of Subdivision Land Development Ordinance.

(4) Parking and loading.

- (a) One (1) parking space shall be provided for 2,000 square feet of gross floor area of building.
- (b) Ten (10) percent of passenger vehicle parking spaces shall be electric vehicle (EV) ready, and at least five (5) percent installed with charging facilities.
- (c) One (1) 12 foot by 80 foot off-street loading space shall be provided for each trucking dock.
- (d) No loading docks shall face frontage roads, and other roads that are visible from a public street.
- (e) Landscaping for off-street parking shall comply with §22-520 of Subdivision Land Development Ordinance. Landscaping for truck parking shall comply with §27-2602.1.VV.(3).
- (f) All parking and loading shall comply with Part 23.

(5) Traffic regulations.

- (a) A traffic study shall be prepared and submitted, and include the following:

- 1) Ingress and egress to and from the site with a study of turning movements of different sized vehicles.
  - 2) Should a traffic signalized intersection be warranted, the applicant shall cover the cost of securing the appropriate Pennsylvania Department of Transportation permit and pay for the installation as part of the overall project development.
  - 3) The traffic study shall be prepared by a Professional Engineer licensed in Pennsylvania.
- (6) Lighting. All lighting shall be designed to minimize off-site glare and light pollution, in accordance with §27-2513. All exterior lighting shall be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties.
- (7) Architectural design regulations. These regulations are intended to ensure that the size, proportions, and design of new or substantially improved buildings deemphasize the visual mass of buildings through the use of architectural elements, including building form, architectural features, materials and colors, in order to reduce their bulk and volume, to enhance their visual quality, and to contribute to human scale development.
- (a) Buildings shall provide articulation of the exterior of any wall surface in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long monotonous building wall and roof. Blank facades facing a street or adjacent to residential zoning districts, without windows or architectural elements to create interest, shall be prohibited.
  - (b) Exterior walls of buildings shall contain architectural features, materials and colors that are consistent throughout the building and facade. The street-facing building walls along the front yard of a lot shall have windows or panels that emulate windows. Those portions of the walls without windows shall consist of architectural elements that help to add diversity to the appearance of the building wall. These elements shall consist of: projections or recesses, decorative brick or tile, piers or pilasters or other articulation. The design shall provide for architectural details that provide visual interest to the building facades that face streets.

- (c) Principal buildings shall have a vertical bay structure, whereby pilasters, painted facades in lieu of pilasters, or panels shall be installed and maintained, at a minimum of sixty-foot intervals, in order to reduce the horizontality of large buildings.
  - (d) Variations in building and rooflines shall be achieved with parapet walls, crenelation, or other like-type roofline variations.
  - (e) No building shall be white in color. Building materials, including siding, garage doors, and the like, shall be tan, beige, sand, light grey, light brown, or like-type color, so as not to reflect light and cause glare.
  - (f) Rooftop HVAC units shall be screened where buildings with rooftop HVAC units abut residential districts. Such screening shall be achieved with fencing, parapet walls, and the like.
  - (g) Roofs of buildings shall be solar ready.
  - (h) Architectural elevations shall be submitted with all applications for approval of any proposed use(s) and building(s). The elevations shall demonstrate compliance with the above regulations.
- (8) Signage.
- (a) A Master Signage Plan shall be prepared and submitted, and include the following:
    - 1) Signs shall be installed at all truck exit driveways directing truck drivers to the truck route as indicated in the truck routing plan.
    - 2) Interior and exterior-facing signs, including signs directed at all dock and delivery areas, identifying idling restrictions and contact information to report violations, shall be posted.
    - 3) Facility operators shall post signs in prominent locations inside and outside of the building indicating that off-site parking for any employee, truck, or other operation related vehicle is strictly prohibited. The Township may require the facility operator to post signs on surface residential streets

indicating that off-site truck parking is prohibited by municipal ordinance and/or the truck routing plan.

- 4) Signs shall be installed in public view with contact information for a local designated representative who works for the facility operator and who is designated to receive complaints about excessive dust, fumes or odors, and truck and parking complaints for the site. Any complaints made to the facility operator's designee shall be answered within 72 hours of receipt.
- 5) All signs under this section shall be reflective, legible, durable, and weather-proof.
- 6) Signage shall also comply with the provisions of Part 24.

(9) Environmental Controls.

- (a) Noise Impact. In addition to the Environmental Control provisions of Part 25, a Noise Impact Assessment shall be conducted in order to assess and analyze the pre-construction existing conditions and the post-construction potential noise levels. The Assessment shall be conducted by a qualified Acoustics Consultant hired by Solebury Township, and the Applicant shall reimburse the Township for associated fees and expenses. The study shall measure, model and/or predict the noise emissions from the proposed use to demonstrate that the noise will not exceed the limits set forth in the Part 25.
- (10) An Environmental Impact Assessment Report shall be prepared in accordance with Part 26.
  - (11) An Energy Use Analysis shall be provided and shall include:
    - 1) the anticipated power usage, including the amount of power expected to be used on average and at times of peak usage;
    - 2) the proposed supply sources, including the proposed amount of power expected to be generated by on-site renewable energy and energy storage capacity (if applicable);
    - 3) estimated impacts on electric rates or power availability for other uses directly attributable to the Warehouse/Distribution Facility project. If the assessment identifies a detrimental impact or threshold where utility

capacity is not sufficient, the Applicant shall provide, at their expense, the system improvements necessary to mitigate any limits or system constraints to accommodate the proposed use. The necessary system improvements shall conform to all specifications, procedures, and timelines required for the public utility;

4) documentation from the applicable electric service provider certifying that the necessary capacity is available and that electric service provider will service the Warehouse/Distribution Facility; and

5) a Solar Feasibility Study.

(12) Outdoor Storage.

(a) All outdoor storage facilities for fuel, flammable or explosive materials and raw materials shall be enclosed by a fence adequate to prevent the access of children and other members of the general public.

(b) No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by natural causes or forces.

(c) All material or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise be attractive to rodents or insects shall be stored outdoors only in closed, sealed containers.

(d) All outdoor stage areas shall comply with the setback requirements for parking, driveways and loading areas.

(e) A Type 4 Buffer shall be provided in order to screen any storage and maintenance activities in accordance with §22-520 of the Subdivision and Land Development Ordinance.

(f) Fencing around outdoor storage areas shall be determined and established during the Conditional Use process.

(g) All outdoor storage areas shall be designated on the Land Development Plans.

(13) Community Benefits Agreement.

(a) Applicant may enter into one (1) or more written agreements with the Township for the benefit of the community, subject to approval by the Board of Supervisors (hereinafter, individually and collectively, "CBAs") which are intended to offset the impacts of the Warehouse or Distribution Facility development(s) on local resources and infrastructure including, but not limited to, environmental resources, historical resources, emergency responders (fire, emergency medical services and police), roads, sanitary sewer and local government administration,.

(b) To that end, the terms of the CBAs may include, but are not limited to:

- 1) preservation of one (1) or more historic structures and historic artifacts within the Township;
- 2) creation of, or improvements to, public park and recreation facilities;
- 3) first responder equipment and training;
- 4) protection or preservation of natural resources (including, but not limited to, farmland, woodlands and waterways);
- 5) independent or Township monitoring of environmental conditions on and around the Warehouse or Distribution Facility tract at the cost and expense of the Warehouse or Distribution Facility Owner or, as the case may be, the Owner/Operator;
- 6) stream bank restoration;
- 7) public infrastructure improvements or restoration thereof; and
- 8) mitigating impacts to the community identified in the studies required herein, or any other studies conducted in connection with the special exception application; and/or fees in lieu thereof.

**J. ADD new Section 27-2602.WW as follows**

**WW. Data Centers.**

**(1) Dimensional Requirements.**

- (a) The maximum height of a Data Center building shall be 40 feet, except the building may be increased in height by one (1) foot above 40 feet to a maximum of 55 feet for every additional five (5) feet the Data Center Facility building is setback from the minimum front yard setback.
- (b) The maximum building size of a Data Center shall be 250,000 square feet of gross floor area for all buildings on a lot.
- (c) The maximum size of Data Center buildings may be increased in accordance with the following.
  - 1) Teir 1. Based on the Energy Use Analysis and Solar Feasibility Study required per §27-2601.1.WW.(15), the building may be increased by 15,000 square feet if 40-50% of peak energy demand is met by on-site solar power.
  - 2) Teir 2. Based on the Energy Use Analysis and Solar Feasibility Study required per §27-2601.1.WW.(15), the building may be increased by 25,000 square feet if 51-60% of peak energy demand is met by on-site solar power.
  - 3) Teir 3. Based on the Energy Use Analysis and Solar Feasibility Study required per §27-2601.1.WW.(15), the building may be increased by 35,000 square feet if 61-70% of peak energy demand is met by on-site solar power

**(2) Screening and buffering.**

- (a) A 150 foot wide buffer area shall be located and maintained adjacent to residential, institutional, parks and open space uses and along road frontages. The buffer area shall be planted and designed as a Type 1 Buffer in accordance with Part 5 of the Subdivision and land development ordinance.
- (b) A Type 4 Buffer shall be provided in order to screen any maintenance activities in accordance with §22-520 of the Subdivision and Land Development Ordinance.

**(3) Landscaping.**

- (a) Landscaping shall be provided per Part 5 of Subdivision Land Development Ordinance.
- (4) Parking and loading.
  - (a) One (1) parking space shall be provided for 8,000 square feet of gross floor area of building.
  - (b) Landscaping for off-street parking shall comply with §22-520 of Subdivision Land Development Ordinance.
  - (c) All parking and loading shall comply with Part 23.
- (5) Traffic regulations.
  - (a) A traffic study shall be prepared and submitted, and include the following:
    - 1) Ingress and egress to and from the site with a study of turning movements of different sized vehicles.
    - 2) Should a traffic signalized intersection be warranted, the applicant shall cover the cost of securing the appropriate Pennsylvania Department of Transportation permit and pay for the installation as part of the overall project development.
    - 3) The traffic study shall be prepared by a Professional Engineer licensed in Pennsylvania.
- (6) Lighting. All lighting shall be designed to minimize off-site glare and light pollution, in accordance with §27-2513. All exterior lighting shall be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties.
- (7) Security. Adequate security measures, including fencing, lighting, and surveillance, shall be implemented to ensure the safety of the facility and surrounding structures.
- (8) Fencing. A security fence shall be installed and maintained at a minimum of 30 feet from all adjacent residential property lines, and a minimum of 15 feet from property lines adjacent to nonresidential properties. The fence shall be constructed of commercial -grade, anti -climb chain link, ornamental steel, or similar material designed, as approved by the Township, to provide security while minimizing visual obtrusiveness, and comply with the following:

- (a) The fence shall be a minimum of 6 feet in height, unless a different height is required by state or federal regulation applicable to the use.
  - (b) The fence shall include features such as closed vertical pickets or mesh with openings no larger than 2 inches to deter climbing, and may include additional security enhancements ( e. g., angled tops, tamper-resistant fasteners).
  - (c) The design and placement of the fence shall not create a nuisance or safety hazard to adjacent residential uses
- (9) Architectural design regulations. These regulations are intended to ensure that the size, proportions, and design of new or substantially improved buildings deemphasize the visual mass of buildings through the use of architectural elements, including building form, architectural features, materials and colors, in order to reduce their bulk and volume, to enhance their visual quality, and to contribute to human scale development.
- (a) Buildings shall provide articulation of the exterior of any wall surface in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long monotonous building wall and roof. Blank facades facing a street or adjacent to residential zoning districts, without windows or architectural elements to create interest, shall be prohibited.
  - (b) Exterior walls of buildings shall contain architectural features, materials and colors that are consistent throughout the building and facade. The street-facing building walls along the front yard of a lot shall have windows or panels that emulate windows. Those portions of the walls without windows shall consist of architectural elements that help to add diversity to the appearance of the building wall. These elements shall consist of: projections or recesses, decorative brick or tile, piers or pilasters or other articulation. The design shall provide for architectural details that provide visual interest to the building facades that face streets.
  - (c) Principal buildings shall have a vertical bay structure, whereby pilasters, painted facades in lieu of pilasters, or panels shall be installed and maintained, at a minimum of sixty-foot intervals, in order to reduce the horizontality of large buildings.
  - (d) Variations in building and rooflines shall be achieved with parapet walls, crenelation, or other like-type roofline variations.

- (e) No building shall be white in color. Building materials, including siding, garage doors, and the like, shall be tan, beige, sand, light grey, light brown, or like-type color, so as not to reflect light and cause glare.
- (f) Rooftop HVAC units shall be screened where buildings with rooftop HVAC units abut residential districts. Such screening shall be achieved with fencing, parapet walls, and the like.
- (g) Architectural elevations shall be submitted with all applications for approval of any proposed use(s) and building(s). The elevations shall demonstrate compliance with the above regulations.

(10) Signage.

- (a) A Master Signage Plan shall be prepared and submitted, and include the following:
  - 1) Signs shall be installed at all truck exit driveways directing truck drivers to the truck route as indicated in the truck routing plan.
  - 2) Interior and exterior-facing signs, including signs directed at all dock and delivery areas, identifying idling restrictions and contact information to report violations, shall be posted.
  - 3) Facility operators shall post signs in prominent locations inside and outside of the building indicating that off-site parking for any employee, truck, or other operation related vehicle is strictly prohibited. The Township may require the facility operator to post signs on surface residential streets indicating that off-site truck parking is prohibited by municipal ordinance and/or the truck routing plan.
  - 4) Signs shall be installed in public view with contact information for a local designated representative who works for the facility operator and who is designated to receive complaints about excessive dust, fumes or odors, and truck and parking complaints for the site. Any complaints made to the facility operator's designee shall be answered within 72 hours of receipt.
  - 5) All signs under this section shall be reflective, legible, durable, and weather-proof.
  - 6) Signage shall also comply with the provisions of Part 24.

(11) Outdoor Storage.

- (a) All outdoor storage facilities for fuel, flammable or explosive materials and raw materials shall be enclosed by a fence adequate to prevent the access of children and other members of the general public.
- (b) No materials or wastes shall be deposited upon a lot in such form or manner that they may be transferred off the lot by natural causes or forces.
- (c) All material or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible or otherwise be attractive to rodents or insects shall be stored outdoors only in closed, sealed containers.
- (d) All outdoor stage areas shall comply with the setback requirements for parking, driveways and loading areas.
- (e) A Type 4 Buffer shall be provided in order to screen any storage and maintenance activities in accordance with §22-520 of the Subdivision and Land Development Ordinance.
- (f) Fencing around outdoor storage areas shall be determined and established during the Conditional Use process, and may not be required depending upon the adequacy of the security fencing.
- (g) All outdoor storage areas shall be designated on the Land Development Plans.

(12) Environmental Controls.

(a) Noise.

1) Maximum Permissible Sound Levels.

- i) In addition to the Environmental Control provisions of Part 25, a Noise Impact Assessment shall be conducted in order to assess and analyze the pre-construction existing conditions (baseline) and the post-construction potential noise levels. The 30-day baseline study shall include the quietest hour of the night (typically 3:00AM), as the baseline. Baseline measurements shall exclude atypical or anomalous noise events, including aircraft overflights, construction activity,

emergency vehicle sirens, or metrological conditions exceeding Beaufort Scale Level 3 wind speeds or measurable precipitation. The Assessment shall be conducted by a qualified Acoustics Consultant hired by Solebury Township, and the Applicant shall reimburse the Township for associated fees and expenses. The study shall measure, model and/or predict the noise emissions from the proposed use to demonstrate that the noise will not exceed the pre-construction ambient noise level, as determined by the baseline study, per subsection 5), by more than 3 dbA at any property line of a Sensitive Receptor. the limits set forth in the Part 25.

2) Character of Sound.

- i) Pure Tone Definition: A pure tone exists if any one-third octave band sound pressure level exceeds the arithmetic average of the two (2) contiguous bands by 3 dB.
- ii) Penalty: If a Data Center produces a Pure Tone, impulsiveness, or low-frequency modulation, the allowable sound levels in Section 1) shall be reduced by an additional 5 dBA.

3) Low-Frequency Noise (dBC Weighting).

- i) dBC Cap: To mitigate ground-borne "thrum" and low-frequency vibration not captured by A-weighting, the sound level shall not exceed 65 dBC at any residential property line.

4) Vibration.

- i) No sustained or recurring vibration shall be perceptible to the human sense of feeling at or beyond the property line, when assessed under normal operating conditions, as determined by Township-approved testing, instrumentation, or direct observation. In no event, including during emergency operations or equipment testing, shall ground-borne vibration exceed the pre-construction baseline ambient vibration levels by more than 0.001g at the property line of any Sensitive Receptor, measured in accordance with a methodology approved by the Township Engineer.
- ii) Mandatory Isolation: All mechanical equipment (fans, chillers,

generators, transformers, and rotating electrical equipment) shall be mounted on high- efficiency spring-isolated inertia bases with a minimum static deflection of not less than two (2) inches, designed by a Licensed Professional Engineer to achieve compliance with the vibration limits of this Section under worst-case operating conditions.

5) Testing and Auditing Requirements.

- i) Baseline Study: Prior to Approval, the Applicant shall fund a 30-day baseline ambient noise study performed by a Township-approved third-party acoustical Engineer. Measurements must be taken at the property lines of all adjacent Sensitive Receptors. The baseline study shall be completed prior to any land disturbance, tree removal, or construction activity on the site.
  - ii) Post-Construction "As-Built" Audit: Within 30 days of the commencement of operations, and again at 6 months, a full-scale sound and vibration audit must be conducted. If a violation of noise or vibration caps is detected, the owner shall, within 48 hours, submit a Mitigation Plan to the Zoning Officer and commence good-faith efforts to remediate the violation. If the violation exceeds the Hard Caps by more than 5db, the non-compliant equipment shall be deactivated until repairs are complete. Complete facility shutdown shall only be ordered if the noise level constitutes a Public Nuisance or an Imminent Health Hazard.
  - iii) Annual Compliance Certification: The owner shall submit an annual report, certified by a third-party engineer, proving ongoing compliance. Real-time data shall be accessible to the Township Engineer. A summary compliance report shall be posted to the Township website on a quarterly basis.
  - iv) Continuous Monitoring: For facilities exceeding 25 MW of installed peak electrical capacity, the Township shall require the installation of permanent, real-time noise monitoring stations at the property line.
- 6) Maintenance of Mitigation. All noise and vibration mitigation measures, including silencers, baffles, and spring isolators, shall be maintained in "as-new" condition. The Township may require the immediate

replacement of any mechanical component that, through wear or lack of maintenance, causes a sound or vibration increase of more than 2 dBA above the initial "As-Built" audit levels, even if the facility remains within the hard caps.

(b) Heat Mitigation.

- 1) In addition to the Environmental Control provisions of Part 25, a Thermal Impact Mitigation Plan shall be submitted with the zoning application, including, at a minimum, strategies for waste heat reuse or dissipation and vegetative or green roof and/or site design to offset urban heat island effects. The Plan will be prepared and certified by a Professional Engineer, and shall be subject to review by the Township.

(c) Air & Odor Quality.

- 1) Diesel/Fuel Exhaust: The release of odors from backup generator testing or operation shall not be sustained or recurring, and shall not be perceptible beyond the property line under normal operating conditions, as determined by Township-approved observation or air quality testing.
- 2) Mandatory Tier 4: All backup generators must utilize EPA Tier 4 Final engines with integrated Selective Catalytic Reduction (SCR) and Diesel Particulate Filters (DPF) to eliminate soot and nitrogen oxide (NOx) smells.
- 3) All on-site generation shall comply with all applicable Federal and Commonwealth air quality requirements, including plan approval and operating permit obligations, and shall be installed and operated in accordance with manufacturer specifications and applicable permit conditions.

(13) An Environmental Impact Assessment Report shall be prepared in accordance with Part 26.

(14) Water and Sewer.

- (a) Data Center buildings shall be served by public sewer and water. The Applicant shall demonstrate the anticipated water usage and demonstrate that sufficient capacity currently exists (or will exist) to serve the needs of the proposed Data Center. The Data Center shall not be designed or operated (including cooling systems) to draw on private wells.
- (b) The applicant shall demonstrate that adequate means of wastewater disposal, including domestic wastewater and wastewater used for

cooling or industrial purposes, have been provided and approved by the Sewage Enforcement Officer and/or the Pennsylvania Department of Environmental Protection.

(15) Energy Use/Power Supply.

- (a) Data centers shall make good faith efforts to maximize use of renewable and/or clean energy for all electrical and cooling needs, either through on-site generation or verifiable Power Purchase Agreements (PPAs).
- (b) An Energy Use Analysis shall be provided and shall include:
  - 1) the anticipated power usage, including the amount of power expected to be used on average and at times of peak usage;
  - 2) the proposed supply sources, including the proposed amount of power expected to be generated by on-site renewable energy and energy storage capacity (if applicable);
  - 3) estimated impacts on electric rates or power availability for other uses directly attributable to the Data Center project. If the assessment identifies a detrimental impact or threshold where utility capacity is not sufficient, the Applicant shall provide, at their expense, the system improvements necessary to mitigate any limits or system constraints to accommodate the proposed use. The necessary system improvements shall conform to all specifications, procedures, and timelines required for the public utility;
  - 4) documentation from the applicable electric service provider certifying that the necessary capacity is available and that electric service provider will service the Data Center; and
  - 5) a Solar Feasibility Study.
- (c) Battery storage systems shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards and shall include fire suppression systems designed specifically for battery storage, be UL-certified and follow hazardous material handling protocols.
- (d) Electrical power. Every use shall be designed and operated so that the service lines, substation, etc., shall conform to the most acceptable safety requirements recognized by the Pennsylvania Bureau of Labor and Industry, shall be so constructed, installed,

etc., as to be an integral part of the architectural features of the plant or, if visible from abutting residential properties, shall be concealed in accordance with the landscaping requirements herein.

(16) Backup Generator Use and Testing.

- (a) EPA Tier 4 Final (or the most current stringent EPA standard) diesel generators shall be utilized for all standby power. All generators must be housed within Level 3 Sound-Attenuated Enclosures (the highest industry rating for noise dampening). Notwithstanding the engine tier, the total noise output from the generator yard shall not exceed the maximum sound levels per §10-203 during testing or emergency operation. Routine maintenance testing shall be limited to the hours of 10:00 AM to 4:00 PM, Monday through Friday, excluding federal holidays.
- (b) Backup Generators shall be limited to emergency use and limited testing and maintenance consistent with Federal and State Air Quality Law and regulations.
- (c) Backup Generators and other back-up power systems that generate noise in excess of the sound limits set forth in in the Part 25 as measured from the tract property line may be used only during periods of outages, natural disasters or similar "emergency events" for power generation and for regular reliability testing and mechanical exercising.
- (d) Backup Generators and other back-up power systems shall not be tested between 7:00 PM and 7:00 AM.
- (e) In the event of a power outage that require use of Backup Generators that generate noise exceeding the sound limits set forth in in the Part 25 as measured from the tract property boundary, the Owner or, as the case may, the Owner/Operator shall attempt to reestablish compliance with the requirements set forth in in the Part 25 within one (1) hour of the restoration of power to the Data Center and, in any event, shall re-establish compliance therewith within three (3) hours of the restoration of power to the Data Center.

(17) Emergency Response Plan.

- (a) The Applicant shall submit an Emergency Response Plan (ERP) prepared by a qualified professional, and shall be reviewed by the Township Fire Marshal and at a minimum the ERP shall:
  - 1) Include detailed procedures for fire suppression, containment, ventilation and evacuation;
  - 2) Include detailed procedures for emergencies resulting from flood, fire, explosion and catastrophic weather events;
  - 3) Include an evaluation of the access roads and hydrant locations within the site to ensure suitable access for emergency equipment within the site;
  - 4) Ensure that all first responders receive adequate training specific to the installed system; and
  - 5) Include detailed provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the Data Center

(18) Community Benefits Agreement.

- (a) Applicant may enter into one (1) or more written agreements with the Township for the benefit of the community, subject to approval by the Board of Supervisors (hereinafter, individually and collectively, "CBAs") which are intended to offset the impacts of the Data Center development(s) on local resources and infrastructure including, but not limited to, environmental resources, historical resources, emergency responders (fire, emergency medical services and police), roads, sanitary sewer and local government administration.
- (b) To that end, the terms of the CBAs may include, but are not limited to:
  - 1) preservation of one or more historic structures and historic artifacts within the Township;

- 2) creation of, or improvements to, public park and recreation facilities;
- 3) first responder equipment and training;
- 4) protection or preservation of natural resources (including, but not limited to, farmland, woodlands and waterways);
- 5) independent or Township monitoring of environmental conditions on and around the Data Center tract at the cost and expense of the Data Center Owner or, as the case may be, the Owner/Operator;
- 6) stream bank restoration;
- 7) public infrastructure improvements or restoration thereof;
- 8) mitigating impacts to the community identified in the studies required herein, or any other studies conducted in connection with the special exception application; and/or fees in lieu thereof;
- 9) use of non-lithium ion battery back-up power systems in lieu of natural gas generators to maintain operation of the Data Center during power failures (for example but not limited to nickel zinc and flow batteries) together with a recycling and disposal therefor;
- 10) development of a thermal energy network to support heating needs of nearby use;
- 11) Data Center design standards to meet or exceed the Uptime Institute Tier 4 or equivalent standards;
- 12) in the event Applicant (or, as the case may be, the Owner or Owner-Operator) negotiates and obtains an electric rate that is lower than the rates charged to residential customers within the Township, to the maximum extent permitted by law, Applicant (or, as the case may be, the Owner or Owner- Operator) may negotiate and use its best efforts to obtain the same rate for the residents of the Township and the Township, itself.

(19) Other Development Standards.

(a) Data Center Equipment (DCE).

- 1) DCE shall not be located between the principal building and the street of an arterial road or a collector street.
  - 2) DCE shall be separated from any adjacent residential uses by a principal building.
  - 3) Ground-mounted DCE shall not be located in any front yard.
- (b) Electronic Waste. The Applicant shall provide procedures for safe removal and recycling or disposal of server infrastructure, hazardous materials, batteries, electronic waste, and related products, which will apply in cases when the data center is updated or decommissioned.

(20) Decommissioning.

(a) At the time of issuance of a building permit for the construction of a Data Center building, the Owner or, as the case may be, the Owner/Operator of the Data Center shall enter into a written decommissioning agreement with the Township which shall obligate the Owner or, as the case may be, the Owner/Operator of the Data Center to:

- 1) notify the Township at least three (3) months prior to the discontinuation or cessation of the use of a Data Center;
  - 2) complete the removal of all servers, electronic data storage devices, and batteries (including universal power supplies and battery backup systems) from the DCC within 18 months (as may be extended for good cause shown) from the date of discontinuation or cessation of use of the Data Center;
  - 3) provide a certification, in writing, to the Township certifying removal all servers, electronic data storage devices, and batteries (including universal power supplies and battery backup systems) from the Data Center within 10 days of said removal; and, arrange for the Township to enter the Data Center and its buildings to confirm such removal.
- (b) If a Data Center Owner or, as the case may be, Owner/Operator fails to remove all servers, electronic data storage devices, and batteries (including universal power supplies and battery backup systems) from the Data Center, the Township shall have option (but not the obligation) to enter the Data Center and complete the removal of the all servers, electronic data storage devices, and batteries (including universal power supplies and battery backup systems) from the Data

Center at the Owner's or, as the case may be, the Owner/Operator's expense, and lien the Data Center tract for the cost therefore.

**K. ADD new Section 27-2603.1.P as follows:**

**P. Truck Terminal.**

- (1) A Truck Terminal may be an accessory use to a Warehouse or Distribution Facility when the purpose of the Truck Terminal is to facilitate the transport of goods in and out of the principal facility, and/or a facility used to house, maintain or store equipment associated with the transportation of goods within the facility, and not as a separate stand-alone hub, and shall comply with the following requirements.
  - (a) The Applicant shall demonstrate that the proposed Truck Terminal is clearly incidental to the principal Warehouse use in terms of scale, size, identity and function.
  - (a) Screening and buffering for Truck Terminals shall comply with the provisions of § 27-2602.1.VV.(2).
  - (b) Truck Terminals shall comply with the area and bulk regulations for Warehouses per § 27-1704.E.
  - (c) The Traffic Study required for the principal Warehouse use shall include the Truck Terminal accessory use, and demonstrate that the design and layout of the site provides adequate space for maneuvering and on-site stacking areas for trucks waiting to enter/exit the site, in order to prevent blocking access or creating safety hazards.
  - (d) Lighting shall be designed to minimize off-site glare and light pollution, in accordance with §27-2513. All exterior lighting shall be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties.
  - (e) Landscaping shall comply with the landscaping requirements for Warehouses per § 27-2602.VV.(3).
  - (f) Incidental services proposed to be part of a Truck Terminal accessory use such as repair, washing or refueling, or the like, shall be addressed during the Conditional Use process.

**L. ADD new Section 27-2603.1.Q as follows:**

**Q. Overnight Truck Parking.**

- (1) Overnight Truck Parking may be an accessory use to a Warehouse or Distribution Facility, and shall comply with the following requirements.
  - (b) The amount of Overnight Truck Parking shall not exceed 10% of the truck parking spaces required for a Warehouse or Distribution Facility principal use.
  - (c) Screening and buffering for Overnight Truck Parking shall comply with the provisions of § 27-2602.1.VV.(2).
  - (d) Overnight Truck Parking shall comply with the area and bulk regulations for Warehouses per Section 27-1704.E.
  - (e) Lighting shall be designed to minimize off-site glare and light pollution, in accordance with §27-2513. All exterior lighting shall be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties.
  - (f) Landscaping of Truck Parking. For each off-street loading space provided for truck parking one (1) evergreen tree eight (8) to 10 feet in height, and three (3) evergreen shrubs shall be provided. The plants shall be installed in close proximity to the perimeter of the parking area.
  - (g) Trucks shall not idle between the hours of 11PM and 7AM.
  - (h) Amenities for truck drivers using the facilities shall be provided, at a minimum, as follows:
    - 1) A unisex restroom with a sink.
    - 2) Drinking water.
    - 3) Additional amenities shall be determined during the Conditional Use process and may include facilities such as: a lounge, including a minimum of five (5) seats for drivers/operators, vending machines, and WiFi access.
  - (i) Incidental services proposed to be part of an Overnight Truck Parking accessory use such as laundry facilities, repair, washing or refueling, or the like, shall be addressed during the Conditional Use process.

II. Chapter 10 of the Township Code of Ordinances is hereby **AMENDED** as follows:

A. **REPLACE** the table in Section 10-203.1.A(1) titled “Continuous Sound Levels Within Receiving District” in its entirety as follows:

**Continuous Sound Levels Within Receiving District**

| <b>Receiving Zoning District</b>         | <b>From 7:00 a.m. to 7:00 p.m.</b> | <b>From 7:00 p.m. to 7:00 a.m.</b> |
|------------------------------------------|------------------------------------|------------------------------------|
| RA, RB, RD and OR                        | 55 dBA                             | 45 dBA                             |
| VC, VR, R-1, VR-C and VC-C               | 65 dBA                             | 55 dBA                             |
| Light Industrial and Quarry/Agricultural | 65 dBA                             | 55 dBA                             |
| Highway Commercial and Rural Commercial  | 65 dBA                             | 55dBA                              |

**III. Partial Repealer**

All other provisions of the Ordinances of Solebury Township, as amended, shall remain in full force and effect. All other Ordinances or provisions of the Ordinance inconsistent herewith or in conflict with any of the terms hereof are, to the extent of said inconsistencies or conflicts, hereby specifically repealed.

**IV. Severability**

The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid, or unconstitutional by a court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional section, clause, sentence or part of a provision had not been included herein.

**V. Effective Date**

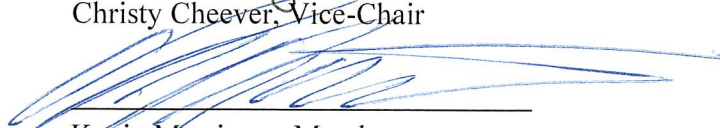
All provisions of this Ordinance shall be in full force and effect five (5) days after the approval and adoption.

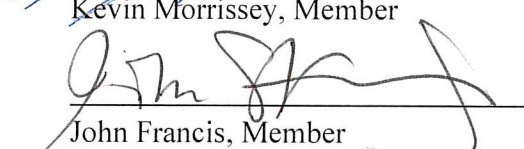
ORDAINED AND ENACTED this 16 day of June, 2026.

\_\_\_\_\_  
Mark Baum Baicker, Chair



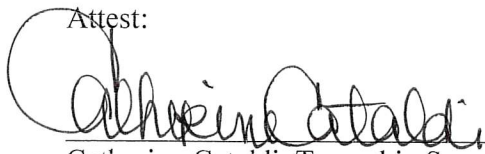
\_\_\_\_\_  
Christy Cheever, Vice-Chair

  
\_\_\_\_\_  
Kevin Morrissey, Member

  
\_\_\_\_\_  
John Francis, Member

  
\_\_\_\_\_  
Rickie Yudin, Member

Attest:

  
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Catherine Cataldi, Township Secretary