

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
February 17, 2026 – 6:00 P.M.
Solebury Township Hall/Virtual - Hybrid Meeting
MEETING MINUTES

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

The recording device was turned on.

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

Mr. Baum Baicker announced a change in the order of agenda. Items under V. Public Hearing and VI. New Business were moved up prior to Supervisor Comment.

II. Approval of Bills Payable – February 12, 2026

Res. 2026-32 – Upon a motion by Mr. Yudin, seconded by Ms. Cheever, the list of Bills Payable dated February 12, 2026 was unanimously approved as prepared and posted.

III. Public Hearing (was V. on Agenda)

Historical Architectural Review Board (HARB) – Certificate of Appropriateness – Thomas Godley (3698 Aquetong Road, TMP No. 41-022-051-004)

The applicant, Thomas Godley, is interested in the installation of 2' x 2' brown Marvin windows with the specifications provided at the property located at 3698 Aquetong Road (TMP No. 41-022-051-004)

*HARB MOTION: Upon a Motion by Larry Peseski, seconded by Marnie Newman, HARB unanimously recommended the issuance of a Certificate of Appropriateness as shown on applicant's pictures and sketch that is noted as the 'Preferred Option – Original Idea Location' as submitted.
The Motion carried 7-0.*

Res. 2026-33 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Yudin, it was unanimously agreed to authorize the Certificate of Appropriateness to TMP No. 41-022-051-004, 3698 Aquetong 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

Shire York Holdings LLC Conditional Use Application (6538 Lower York Road, TMP No. 41-022-142) – Continuance to March 17, 2026

The applicant, Shire York Holdings LLC, proposes to expand the existing driveway to a width of at least 24 feet where an area of the proposed expansion would cross a portion of Zone Two Riparian Corridor. Conditional use approval is required for such activity pursuant to Solebury Township Code of Ordinances § 27-2208.5.D(2).

Mr. Freed opened the hearing, announced the continuance to the March 17, 2026 Board of Supervisors meeting and the hearing was closed.

IV. New Business (was VI. on Agenda)

Warehouse Ordinance – Authorization to Send to Solebury Township and Bucks County Planning Commissions for Review and Authorization to Advertise

This topic was removed from the agenda and is to be heard at a March 2026 Board of Supervisors meeting.

Heritage Senior Living, LLC (One Solebury Properties, LP) - Letter of Credit Payment Release – Voucher No. 2

Wynn Associates, Inc. reviewed the request for release of financial security funds for completed construction items which was prepared/submitted by the applicant. Wynn Associates, Inc. recommends the release in the amount of Five Hundred Four Thousand Six Hundred Thirty-One Dollars and Sixty-Three Cents (\$504,631.63) for completion of construction items. This would allow the remaining funds (15%) in the amount of \$157,993.52 to be held to guarantee the maintenance period. If so inclined, Wynn Associates, Inc. also recommends that the Township accept the project as complete and commence the 18 months maintenance period as specified in the development agreement.

Res. 2026-34 – Upon a motion by Ms. Cheever, seconded by Mr. Yudin, it was unanimously agreed to authorize the release of requested funds from the letter of credit in the amount of Five Hundred Four Thousand Six Hundred Thirty-One Dollars and Sixty-Three Cents (\$504,631.63) for completion of construction items. This would allow the remaining funds (15%) in the amount of \$157,993.52 to be held to guarantee the maintenance period as noted in the Wynn Associates, Inc. Memorandum dated December February 9, 2026, as well as, agreed to accept the project as complete and commence the 18 months maintenance period as specified in the development agreement.

V. Supervisor Comment

VI. Presentations

Solebury Township – Swear in of Elected Officials

Laura Kim was sworn in as the Tax Collector for Solebury Township by Magisterial District Judge Timothy J. Barton.

Joanna Caplan was sworn in as an Auditor for Solebury Township by Magisterial District Judge Timothy J. Barton.

Rickie Yudin was sworn in as a Supervisor for Solebury Township by Magisterial District Judge Timothy J. Barton.

Mark Baum Baicker was sworn in as a Supervisor for Solebury Township by Magisterial District Judge Timothy J. Barton.

Solebury Township Police Department – Swear in of Officer Gavin Leh

Officer Gavin Leh was sworn in as a full-time police officer for Solebury Township Police Department by Magisterial District Judge Timothy J. Barton. Chief Kelley D. Warner presented the career background of Officer Leh and expressed gratitude to his family.

Solebury Township Police Department Commendations

Chief Warner recognized Officer Matthew Rice for his ten (10) years of service with Solebury Township Police Department.

Chief Warner presented Detective/Sergeant Jonathan Koretzky with a service award for his twenty-five (25) years of service with Solebury Township Police Department. Officer Sean Murrin presented Detective/Sergeant Koretzky with a watch on behalf of the Police Benevolent Association in honor of his years of service.

Chief Warner presented a Commendation Merit to Detective Joshua Brooks for conducting a diligent investigation following an October 14, 2025 threat against the Solebury Township Police Department resulting in an arrest of the suspect without incident.

Chief Warner recognized Corporal Brendan Murphy and presented a Commendation Merit to Officer Justin Broskey for their proactive actions and attention to detail during a November 7, 2025 traffic enforcement resulting in connecting the suspect to multiple felony offenses across several jurisdictions in Bucks County, Pennsylvania.

Supervisor Christy Cheever left the meeting.

VII. Public Comment

- David Lopez, resident, read a statement on behalf of Lynn Young expressing concerns regarding the conditions of Old Carversville Road.
- Karen Lopez, resident, expressed concerns regarding the conditions of Old Carversville Road and the increased safety concerns resulting from the increased traffic on the road.
- Stan Steinberg, resident, expressed concerns regarding the conditions of Old Carversville Road.
- Edward McGahan, resident, commented on factors to be considered by the Township: 1. the cost to maintain the road; and 2. safety concerns.
- David Lopes commented on the conditions of Old Carversville Road and asked that the Township address the safety issues of the road.

VIII. Adjournment

The meeting was adjourned at 6:43 pm.

Respectfully submitted,
Catherine Cataldi, Secretary