

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

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

The recording device was turned on.

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

**II. Approval of Bills Payable** – February 26, 2026 and March 12, 2026

**Res. 2026-35 – Upon a motion by Mr. Yudin, seconded by Mr. Morrissey, the list of Bills Payable dated February 26, 2026 and March 12, 2026 were unanimously approved as prepared and posted.**

**III. Approval of Meeting Minutes** – January 15, 2026 Work Session – Establish Priorities, January 20, 2026, February 3, 2026, and February 17, 2026

**Res. 2026-36 – Upon a motion by Mr. Morrissey, seconded by Ms. Cheever, the Minutes of the January 15, 2026 Work Session – Establish Priorities, January 20, 2026 meeting, February 3, 2026 meeting, and February 17, 2026 meeting were unanimously approved and posted.**

**IV. Announcements/Resignations/Appointments**

Executive Session

Mr. Baum Baicker announced that an Executive Session was held Friday, March 13, 2026 dealing with a Personnel Matter.

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

**VI. Public Hearing**

Historical Architectural Review Board – Certificate of Appropriateness – Sue and Jonathan Wiedorn (4224 Wismer Road, TMP No.41-004-009)

The applicants, Sue and Jonathan Wiedorn, are interested in replacing the concrete patio with flagstone, repair and replace concrete and asphalt driveway, installation of a metal fencing and installation of a historical house sign in the front yard at the property located at 4224 Wismer Road (TMP No. 41-004-009)

*HARB MOTION: Upon a Motion by Nancy Ruddel, seconded by Marnie Newman, HARB unanimously recommended the issuance of a Certificate of Appropriateness for the application as presented, dated January 19, 2026, and follow-up plans and details provided February 6, 2026 as submitted.*

**Res. 2026-37 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Yudin, it was unanimously agreed to authorize the Certificate of Appropriateness to TMP No. 41-004-009, 4224 Wismer 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.**

Historical Architectural Review Board – Certificate of Appropriateness – Scott Anderson (6325 Fleecy Dale Road, TMP No.41-002-020-001)

The applicant, Scott Anderson, is interested in demolition of a non-historic dormer at rear of the home, removal and replacement of siding with Dutch cove siding and replacement and resizing of windows and doors of existing kitchen and garage (new office).

*HARB MOTION: Upon a Motion by Steve Young, seconded by Patrick Strzelec, HARB unanimously recommended the issuance of a Certificate of Appropriateness for the application as presented in full, with the exception that the new proposed garage structure will be considered under a separate application at a later time. The following details were confirmed:*

- 1. The small metal pent roof over the door will be classic bronze in color.*
- 2. In select areas, the wood siding will be repaired, removed and replaced with in-kind German drop lap matching siding.*
- 3. The chimney on the garage conversion will be painted the same as the base color of the building.*

**Res. 2026-38 – Upon a motion by Mr. Morrissey, seconded by Mr. Yudin, it was unanimously agreed to authorize the Certificate of Appropriateness to TMP No. 41-002-020-001, 6325 Fleecy Dale 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 April 21, 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 April 21, 2026 Board of Supervisors meeting and the hearing was closed.

## **VII. New Business**

Declaration of Disaster – Winter Storm Hernando

Solebury Township declared a disaster emergency on Sunday, February 22, 2026 as a result of the Winter Storm Hernando. The disaster emergency was declared in order to reduce the potential effects of a major emergency or disaster and to protect the health, safety, and welfare of the residents of this municipality.

**Res. 2026-39 – Upon a motion by Ms. Cheever, seconded by Mr. Morrissey, it was unanimously agreed to ratify the Declaration of Disaster Emergency effective Sunday, February 22, 2026 at 7:00 am extending through 11:59 p.m. Tuesday, February 24, 2026.**

Solebury Little League – Minors Baseball Field Scoreboard Request

Chris Sincavage was in attendance and presented the proposal to install a digital non-sound scoreboard at the Minors Baseball Field at Laurel Park.

*P&R BOARD MOTION: On a motion by Dan Morrin, second by Marc Blucas, the Parks and Recreation Board, by a 5-0 vote, recommends to the Solebury Township Board of Supervisors that the Board approves the installation of a new scoreboard next to the minor's field at Laurel Park by Solebury Little League.*

**Res. 2026-40 – Upon a motion by Mr. Yudin, seconded by Ms. Cheever, it was unanimously agreed to authorize the installation of the Minors Baseball Field Scoreboard.**

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

**Res. 2026-41 – Upon a motion by Mr. Morrissey, seconded by Ms. Cheever, it was unanimously agreed to authorize Township Administration to send the ordinance to the Solebury Township and Bucks County Planning Commissions for review, as well as, authorize the advertisement of the ordinance for adoption at a future Board of Supervisors meeting.**

Farm Workers Housing Zoning Ordinance Amendment – Authorization to Send to Solebury Township and Bucks County Planning Commissions for Review and Authorization to Advertise

The proposed amendment revises the Zoning Ordinance to provide for Farm Worker Housing.

Josh Perlsweig and Gary Manoff offered an overview of the drafted ordinance and answer questions.

The Board agreed additional information is needed and the Farm Workers Housing Zoning Ordinance Amendment is to be placed back on the April 21, 2026 Board of Supervisors meeting for further discussion. Township Administration is to work with the Township Solicitors to resolve drafting issues.

**Res. 2026-42 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to authorize the Township Administration to contact the Township Planner, Thomas Comitta Associates, Inc, to include them into the review and drafting process, as soon as possible.**

Public Safety Committee – Authorization to Establish

The Public Safety Committee is being established to provide focused oversight, coordination, and policy guidance on matters related to public safety within Solebury Township. The committee will serve as an advisory body to the Board of Supervisors, supporting informed decision-making and enhanced interdepartmental collaboration.

John DeAndrea, resident, questioned the scope of the safety the Committee would oversee.

**Res. 2026-43 – Upon a motion by Ms. Cheever, seconded by Mr. Yudin it was unanimously agreed to establish the Public Safety Committee.**

Lake Solebury Committee – Authorization to Establish and Authorization to Advertise Committee

The resolution establishes an advisory committee to be known as the Lake Solebury Advisory Committee. This committee is to make recommendations to the Board of Supervisors and the Township Manager concerning the future purposes and uses of the Property.

Discussion ensued on the addition of Junior Members. One from Solebury School and one from New Hope Solebury High School.

**Res. 2026-44 – Upon a motion by Mr. Morrissey, seconded by Mr. Baum Baicker, it was unanimously agreed to establish the Lake Solebury Committee, with the inclusion of two (2) student members, one**

**(1) from Solebury School and one (1) from New Hope Solebury High School, as well as, advertise the Committee for “at large” members.**

Resolutions Designating Christopher Garges as the Official to Execute all: Greenways, Trails and Recreation Program Grant Documents for the Lake Solebury Master Plan; Department of Conservation and Natural Resources Grant Documents for the Lake Solebury Master Plan; and Department of Conservation and Natural Resources Grant Documents for the Bond House Bathroom

**Res. 2026-45 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Cheever, it was unanimously agreed to adopt the resolutions designating Christopher Garges as the Official to Execute all: Greenways, Trails and Recreation Program Grant Documents for the Lake Solebury Master Plan; Department of Conservation and Natural Resources Grant Documents for the Lake Solebury Master Plan; and Department of Conservation and Natural Resources Grant Documents for the Bond House Bathroom.**

Carversville Inn – Authorization to Accept Improvements and Letter of Credit Payment Release

The applicants have requested that the Board of Supervisors authorize moving the project into the 18-month maintenance period, authorize the Township Administration to issue a final certificate of occupancy for the Inn, and authorize the reduction of the letter of credit being held for this project down to fifteen percent (15%) of the original amount.

**Res. 2026-46 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to authorize moving the project into the 18-month maintenance period, authorize the Township Administration to issue a final certificate of occupancy for the Inn, and authorize the reduction of the letter of credit being held for this project down to twenty four thousand eighteen dollars and sixty eight cents (\$24,018.68), which is fifteen percent (15%) of the original amount.**

Board Approval of Heart and Lung Claim

**Res. 2026- 47 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Yudin, it was unanimously agreed to approve the Heart and Lung Claim.**

Solebury Township Police Department – Authorize Price List

**Res. 2026-48 – Upon a motion by Ms. Cheever, seconded by Mr. Morrissey, it was unanimously agreed to authorize the updated Solebury Township Police Department Price List.**

2026-2027 Bucks County Consortium Materials Bid – Bid Award

Bids for black top and miscellaneous stone and aggregate have been received by the Bucks County Consortium and reviewed by Solebury Township Administration.

**Res. 2026-49 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to award the Bids as follows:**

- **No. 2B ¾” Stone, No. 2A Stone Mix, Super Pave 9.5 mm Wearing, Super Pave 12.5 mm Wearing and Super Pave 19.0 Binder to Eureka Stone Quarry, Inc.;**
- **R-4 stone to Plumstead Materials.**

Bid Award – 202 Corridor Signal Improvement

Bids for the 202 Corridor Signal Improvement Project were received on PennBid and reviewed by Township Traffic Engineer, Bowman Consulting Group, Ltd.

**Res. 2026-50 – Upon a motion by Mr. Yudin, seconded by Ms. Cheever, it was unanimously agreed to award the contract Base Bid to the qualified low bidder, Armour & Sons Electric, Inc., for a total of three hundred seventy-seven thousand nine hundred three dollars and fifty cents (\$377,903.50).**

Bid Award – 70 Foot Cardinal 135 Ton Platform “Inside” Scale

**Res. 2026-51 – Upon a motion by Mr. Morrissey, seconded by Mr. Yudin, it was unanimously agreed to award the bid for the seventy (70) Foot Cardinal one hundred thirty five (135) Ton Platform “Inside” Scale to Rusty Yost for the bid amount of six thousand dollars (\$6,000.00).**

**VIII. Public Comment**

**IX. Adjournment**

The meeting was adjourned at 7:02 pm.

Respectfully submitted,  
Catherine Cataldi, Secretary