

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
August 18, 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, Aidan O'Connor, Summer Intern and Catherine Cataldi, Township Secretary. Mark L. Freed, Esq., Township Solicitor was 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 – August 13, 2026

Res. 2026-111 – Upon a motion by Mr. Francis, seconded by Mr. Yudin, the list of Bills Payable dated August 13, 2026 was unanimously approved as prepared and posted.

III. Approval of Meeting Minutes – July 30, 2026

Res. 2026-112 – Upon a motion by Ms. Cheever, seconded by Mr. Morrissey, the Minutes of the July 30, 2026 meeting were approved by majority vote and posted.

IV. Announcements/Resignations/Appointments

Executive Session

Mr. Baum Baicker announced that an Executive Session was held on Monday, July 27, 2026 dealing with Personnel Matter.

V. Supervisor Comment – There were no Supervisor Comments

VI. Public Hearing

Farm Workers Housing Zoning Ordinance Amendment – Authorization to Adopt

The proposed amendment revised the Zoning Ordinance to provide for farm worker housing. The Board authorized the advertisement of the ordinance for adoption at the April 21, 2026 Board of Supervisors meeting.

Res. 2026-113 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, it was unanimously agreed to adopt the Farm Workers Housing Zoning Ordinance Amendment, Ordinance No. 2026-004.

Lower Mountain Road Traffic Restrictions Ordinance Repeal – Authorization to Adopt

The proposed Ordinance repealed the limit of through traffic on Lower Mountain Road. The Board authorized the advertisement of the ordinance for adoption at the June 16, 2026 Board of Supervisors meeting.

Res. 2026-114 – Upon a motion by Ms. Cheever, seconded by Mr. Francis, it was unanimously agreed to adopt the Lower Mountain Road Traffic Restrictions Ordinance Repeal, Ordinance No. 2026-005.

Lighting Ordinance – Authorization to Adopt

The proposed ordinance amended the Solebury Township Ordinance to include prohibited lighting nuisances. The Board authorized the advertisement of the ordinance for adoption at the May 21, 2026 Board of Supervisors meeting.

Res. 2026-115 – Upon a motion by Mr. Yudin, seconded by Mr. Morrissey, it was unanimously agreed to adopt the Lighting Ordinance, Ordinance No. 2026-006.

Delinquent Tax Collection Ordinance – Authorization to Adopt

The proposed ordinance amended the Township Code to establish a formal framework for the collection of delinquent real estate taxes through the Bucks County Tax Claim Bureau acting as an “alternative collector” under the Municipal Claims and Tax Liens Act (MCTLA). The Board authorized the advertisement of the ordinance for adoption at the May 21, 2026 Board of Supervisors meeting.

Res. 2026-116 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, it was unanimously agreed to adopt the Delinquent Tax Collection Ordinance, Ordinance No. 2026-007.

Orchard Meadow Estates – Conditional Use (6633 School Lane, TMP No. 41-013-096-005) – Continuance to September 15, 2026

Mr. Freed opened the hearing, announced the continuance to September 15, 2026 and closed the hearing.

VII. Subdivision/Land Development

Orchard Meadow Estates – Preliminary/Final Minor Subdivision and Conditional Use (6633 School Lane, TMP No. 41-013-096-005) – Continuance to September 15, 2026

Mr. Freed announced the continuance of this topic to September 15, 2026.

VIII. Budget Presentation

Capital Plan 2027-2031

Christopher Garges, Township Manager and Aidan O’Connor, Summer Intern presented the Capital Plan 2027-2031 (copy of which is attached) to the Board. Highlights of the presentation include: Purpose of a Capital Plan; What is a Capital Project; The Township’s Funding Philosophy; Overview of Services; Project Prioritization; Departmental Utilization of Capital; Percentage Utilization by Department; Capital Expenses for Each Department; Next Steps & Capital Planning Principles; and the 2027 Budget Process.

IX. New Business

Environmental Advisory Council – Amend Sustainability Subcommittee Name and Parameters

The Solebury Township Environmental Advisory Council requested the Solebury Township Board of Supervisors authorize amendments to the name and parameters of the Sustainability Subcommittee.

Res. 2026-117 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, it was unanimously agreed to approve the appendments to the Sustainability Subcommittee as follows:

- **Name Changed to: *Energy Transition Committee***
- **Parameter Changes:**
 - **Meetings will be held virtually instead of hybrid, which will be recorded.**
 - **Virtual public meetings will take place on the fourth Friday of each month at 9:00AM instead of the third Monday of each month at 7:00 pm.**

Resolution Adopting the Bucks County 2026 Hazard Mitigation Plan Update

The Bucks County Hazard Mitigation Plan update was developed by Bucks County with participation from all Bucks County Municipalities, including: Emergency Management Coordinators, Bucks County Planning Commission, and officials of Solebury Township. In order for Solebury Township to be eligible for federal disaster assistance, the plan must be formally adopted by resolution.

Res. 2026-118 – Upon a motion by Ms. Cheever, seconded by Mr. Morrissey, It was unanimously agreed to approve the resolution adopting the Bucks County 2026 Hazard Mitigation Plan update.

Chase Bank – Acceptance of Project as Complete

The applicant, Goodman Properties requested the acceptance of the improvements for the land development project at Chase Bank, located at 6540 Lower York Road, New Hope, PA 18938.

The Township Engineer, Wynn Associates reviewed the request and recommended the Board accept the project as complete and move the project into the 18 months maintenance period while retaining the required financial security.

Res. 2026-119 – Upon a motion by Mr. Francis, seconded by Mr. Yudin, it was unanimously agreed to accept the project as complete and move the project into the 18 months maintenance period while retaining the required financial security.

Deputy Fire Marshall – Authorization to Establish

Res. 2026-120 – Upon a motion by Mr. Yudin, seconded by Mr. Morrissey, it was unanimously agreed to authorize the establishment of the Deputy Fire Marshall position to assist the Township Fire Marshall.

Deputy Fire Marshall – Authorization to Appoint Robert D. Cioffi, PE

Scott Fleischer, Township Fire Marshall recommended the Board appoint Robert D. Cioffi, PE as Deputy Fire Marshall.

Res. 2026-121 – Upon a motion by Mr. Francis, seconded by Mr. Yudin, it was unanimously agreed to appoint Robert D. Cioffi, PE. as Deputy Fire Marshall, for 2026 without compensation.

X. Public Comment

XI. Adjournment

The meeting was adjourned at 8:19 pm.

Respectfully submitted,
Catherine Cataldi, Secretary

ORDINANCE NO. 2026-004

**AN ORDINANCE OF THE TOWNSHIP OF SOLEBURY,
BUCKS COUNTY, PENNSYLVANIA, CHAPTER 27 OF
THE TOWNSHIP CODE OF ORDINANCES (ZONING)
RELATING TO FARM WORKER HOUSING**

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. DELETE the following definition from Section 27-202:

AGRICULTURAL WORKERS — Individuals who earn their primary income by undertaking one or more agricultural use activities.

B. ADD the following definitions to Section 27-202:

AGRICULTURAL OPERATION(S) — An enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock and livestock products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquacultural crops and commodities. The term includes an enterprise that implements changes in production practices and procedures or types of crops, livestock, livestock products or commodities produced consistent with practices and procedures that are normally engaged by farmers or are consistent with technological development within the agricultural industry.

AREA MEDIAN INCOME (AMI) — The median income for Solebury Township that is calculated annually by the federal government, representing the midpoint of the income

distribution within the area, meaning one-half of the households earn more than the AMI, and one-half earn less.

ATTAINABLE HOUSING — Housing for persons making up to 80% of the Area Median Income (AMI).

FARM WORKER HOUSING — Accessory housing designed to accommodate the needs of farm workers and their families, for persons who are actively employed and engaged in Agricultural Operations on a farm in Solebury Township. Such housing is intended to be Attainable Housing for Farm Workers. Where applicable, such housing is subject to the Federal Migrant Agricultural Worker Protection Act, and the Pennsylvania Seasonal Farm Labor Act (Act of 1978, P.L. 537. No. 93).

FARM WORKERS — Individuals who earn their primary income by undertaking one or more Agricultural Operations.

C. ADD new Section 27-402.1.B(9) as follows:

(9) Farm Worker Housing, in accordance with §27-2603.1.P.

D. DELETE text of Section 27-402.1.C(8) in its entirety and **MARK** section [Reserved].

E. DELETE Section 27-402.1.C(17) in its entirety.

F. REPLACE Section 27-404.1.B(2)(i) in its entirety so that it reads:

(i) Clustering. The principal dwelling and all accessory dwellings shall be clustered within 20% of the entire tract. This provision shall not apply to Farm Worker Housing.

G. REPLACE Section 27-404.1.B(2)(j) in its entirety so that it reads:

(j) Maximum number allowed. A maximum of two accessory dwellings may be erected provided the lot is a minimum of 50 acres in area.

H. ADD new Section 27-404.1.B(3) as follows:

(3) Farm Worker Housing in accordance with §27-2603.1.P is permitted subject to the following provisions notwithstanding that other Accessory Dwellings may exist or be permitted on a tract on which Agricultural Operations occur.

(a) Minimum lot area: 10 acres.

(b) Minimum lot width at building line: 225 feet.

(c) Minimum lot width at street line: 100 feet.

(d) Maximum total impervious surface coverage: 20%.

- (e) Maximum building coverage: 15%.
- (f) Maximum building size: 3,000 square feet.
- (g) Minimum depth of front yard: 80 feet.
- (h) Minimum depth of rear yard: 60 feet.
- (i) Minimum width of each side yard: 50 feet.
- (j) Clustering. There is no requirement that the principal dwelling and Farm Worker Housing shall be clustered.
- (k) Maximum number allowed. The maximum number of Farm Worker Housing dwellings for occupancy by Farm on tracts where Agricultural Operations occur Workers shall be:
 - (1) One (1) Farm Worker Housing dwelling on tracts in which at least 10 and less than 25 acres are currently being used for active agriculture operations.
 - (2) Two (2) Farm Worker Housing dwellings for tracts in which 25 to 50 acres are currently being used for active agriculture operations.
 - (3) Three (3) Farm Worker Housing dwellings for tracts in which more than 50 acres are currently being used for active agriculture operations.
- (l) Nothing contained in this section shall permit Farm Worker Housing to be constructed on a lot which has been restricted from the construction of additional dwellings by deed, subdivision plan, operation of law or otherwise.

I. **DELETE** text of Section 27-404.1.C(5) in its entirety and **MARK** section [Reserved].

J. **DELETE** Section 27-404.1.C(9) in its entirety.

K. **REPLACE** 27 Attachment 1 - Summary Table - Area and Bulk Regulations RA, Residential/Agricultural District in its entirety with revised 27 Attachment 1 attached hereto.

L. **ADD** new Section 27-602.1.B(9) as follows:

(9) Farm Worker Housing, in accordance with §27-2603.1.P.

M. DELETE text of Section 27-602.1.C(10) in its entirety and **MARK** section **[Reserved]**.

N. DELETE Section 27-602.1.C(19) in its entirety.

O. REPLACE Section 27-604.1.B(2)(i) in its entirety so that it reads:

(i) Clustering. The principal dwelling and all accessory dwellings shall be clustered within 20% of the entire tract. This provision shall not apply to Farm Worker Housing.

P. REPLACE Section 27-604.1.B(2)(j) in its entirety so that it reads:

(j) Maximum number allowed. A maximum of two accessory dwellings may be erected provided the lot is a minimum of 50 acres in area.

Q. ADD new Section 27-604.1.B(3) as follows:

(3) Farm Worker Housing in accordance with §27-2603.1.P is permitted subject to the following provisions notwithstanding that other Accessory Dwellings may exist or be permitted on a tract on which Agricultural Operations occur.

(a) Minimum lot area: 10 acres.

(b) Minimum lot width at building line: 225 feet.

(c) Minimum lot width at street line: 100 feet.

(d) Maximum total impervious surface coverage: 20%.

(e) Maximum building coverage: 15%.

(f) Maximum building size: 3,000 square feet.

(g) Minimum depth of front yard: 80 feet.

(h) Minimum depth of rear yard: 60 feet.

(i) Minimum width of each side yard: 50 feet.

(j) Clustering. There is no requirement that the principal dwelling and Farm Worker Housing shall be clustered.

(k) Maximum number allowed. The maximum number of Farm Worker Housing dwellings for occupancy by Farm on tracts where Agricultural Operations occur Workers shall be:

- (1) One (1) Farm Worker Housing dwelling on tracts in which at least 10 and less than 25 acres are currently being used for active agriculture operations.
- (2) Two (2) Farm Worker Housing dwellings for tracts in which 25 to 50 acres are currently being used for active agriculture operations.
- (3) Three (3) Farm Worker Housing dwellings for tracts in which more than 50 acres are currently being used for active agriculture operations.

(l) Nothing contained in this section shall permit Farm Worker Housing to be constructed on a lot which has been restricted from the construction of additional dwellings by deed, subdivision plan, operation of law or otherwise.

R. DELETE text of Section 27-604.1.C(6) in its entirety and **MARK** section [Reserved].

S. DELETE Section 27-604.1.C(10) in its entirety.

T. ADD new Section 27-2603.1.A(6) as follows:

- (6) Farm Worker Housing in RA Residential/Agriculture District and RB Residential Agriculture District in accordance with §§ 27-404, 27-604 and 27-2603.1.P.

(a) Zoning permit required.

U. ADD new Section 27-2603.1.P as follows:

P. Farm Worker Housing.

1. Purposes.

Farm Worker Housing is intended to be an additional attainable form of housing in the RA and RB Districts guided by the Purposes described below.

A. To provide an opportunity for attainable housing as an accessory use in the agricultural community for persons that are engaged in agriculture and agricultural operations in Solebury Township.

B. To establish provisions that are consistent with the Pennsylvania Municipalities Planning Code (PA MPC),

especially Article VI-Zoning, and Section 603.(h) relative to encourage the continuity, development and viability of agricultural operations.

- C. To establish provisions that are consistent with the PA MPC, especially Article VI-Zoning, and Section 604.(4) relative to providing for the use of land for residential housing of various dwelling types encompassing all basic forms of housing.
- D. To establish provisions that are consistent with the PA MPC, especially Article VI-Zoning, and Section 605.(2)(vii) relative to Classifications of uses and structures in agricultural areas.
- E. To help implement the Solebury Township Comprehensive Plan of 2014, and any updates thereto.

2. Supplemental Provisions.

Farm Worker Housing shall be permitted as an accessory use permitted by right on all tracts of 10 acres or more subject to obtaining applicable Township and Bucks County Board of Health permits, and the following provisions, including:

- A. Farm Worker Housing is permitted by converting existing buildings into residential units or by constructing new buildings for that purpose.
- B. Farm Worker Housing shall be accessory to the principal use agriculture farm use.
- C. The property owner shall reside in a dwelling on the tract; provided, however, this requirement may be met if the property owner resides on a different property within the Township also owned by the property owner.
- D. Farm Worker Housing shall be limited to farm workers actively employed in agriculture and the agricultural operations on a farm in Solebury Township where they work or on another farm within Solebury Township owned by the same property owner, along with their immediate families.
- E. Each Farm Worker Housing Unit shall have a maximum number of occupants per dwelling, subject to the Bucks County Board of Health approval of septic systems, and the Applicant shall demonstrate compliance with the Bucks

County Board of Health regulations for sewage facilities for farm worker housing.

- F. Housing shall comply with Township Building code requirements and with applicable zoning setback requirements and impervious surface requirements of the RA and RB Districts, as applicable.
- G. The Applicant shall establish that the farm is actively involved in agricultural production and produces a minimum of \$10,000.00 a year in gross farm income.
- H. The use of Farm Worker Housing dwellings for occupancy by farm workers shall be considered abandoned if the property ceases to be actively engaged in agricultural use for a continuous period in excess of 365 days.
- I. If Farm Worker Housing is determined by the Zoning Officer or Code Official to be abandoned and no longer occupied by a farm worker on the tract, should the property owner desire to change the use to non-farmworker housing, then the property owner shall obtain a Special Exception for the dwelling to be occupied by a non-farm worker, and shall demonstrate that it is no longer feasible for the dwelling to be occupied by a farm worker. It shall be a condition of any Special Exception approved that the Farm Worker Housing Unit shall be occupied as Attainable Housing.
- J. Zoning and building permits shall be required to construct farm worker housing and to convert existing buildings into farm worker housing.
- K. Farm Worker Housing is permitted as an accessory use. No subdivision of a Farm Worker Housing Unit from the principal use shall be permitted except in strict compliance with the requirements of the Solebury Township Subdivision and Land Development Ordinance and the owner obtaining a Special Exception pursuant to Section 27-2603.2.1 hereof.
- L. Housing meeting the definition of seasonal farm labor camps under the Pennsylvania Seasonal Farm Labor Act (Act of 1978, P.L. 537, No. 93) shall be consistent with the provisions of that Act. Proof of required inspections and valid permits indicating compliance with the applicable standards shall be provided to the Township upon request.

II. 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.

III. Severability

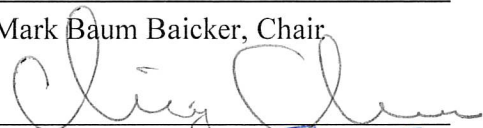
The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid, or unconstitutional by a court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, 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.

IV. Effective Date

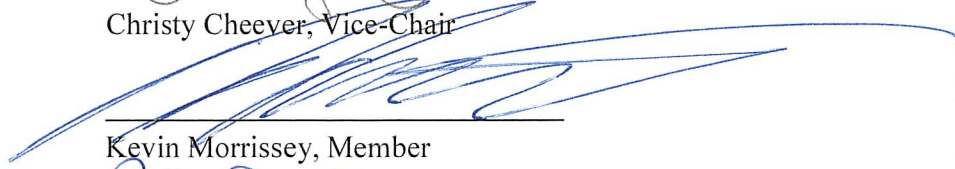
All provisions of this Ordinance shall be in full force and effect five (5) days after the approval and adoption.

ORDAINED AND ENACTED this 18th day of August, 2026.

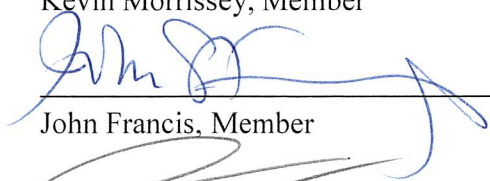
Mark Baum Baicker, Chair



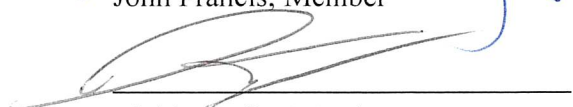
Christy Cheever, Vice-Chair



Kevin Morrissey, Member



John Francis, Member



Rickie Yudin, Member

Attest:



Catherine Cataldi, Township Secretary

ZONING

27 Attachment 1

Township of Solebury

Summary Table - Area and Bulk Regulations RA, Residential/Agricultural District

[Ord. 94, 6/8/1988; as amended by Ord. 113, 1/16/1990, § 49; by Ord. 138, 5/26/1992, § 14; by Ord. 153, 5/3/1994, § 1; by Ord. 2018-004, 3/6/2018; by Ord. 2018-005, 6/19/2018; and by Ord. 2026-004]

Uses	Minimum						Maximum		
	Lot			Yard			Coverage		Height
	Area (acres)	Width at Building Line (feet)	Width at Street Line (feet)	Front (feet)	Rear (feet)	Side (feet)	Impervious Surfaces	Building(s)	Building(s) and Structure(s) (feet)
Agricultural (Livestock)	10	400	200	100	100	75	25%	20%	35
Agricultural (Non-Livestock)	1.5	160	50	70	50	35	25%	15%	35
Single-Family Detached Dwelling	1.5	160	50	70	50	35	25%	15%	35
Two-Family Dwelling	3	160	50	70	50	35	25%	15%	35
Cultural	5	300	250	125	125	75	40%	15%	35
Charitable	5	300	250	125	125	75	40%	15%	35
Library	10	500	350	150	150	125	40%	20%	35
School	10	500	350	150	150	125	40%	20%	35
Golf Course	20	500	400	250	250	200	15%	10%	35
Private Recreational Facility	20	500	400	250	250	200	40%	20%	35
Bed-and-Breakfast Inn/Small Short-Term Lodging Facility	3	225	100	125	125	75	40%	15%	35
Day-Care Center	3	225	100	125	125	75	40%	15%	35
Emergency Services Group Home	3	225	100	125	125	75	40%	15%	35
Single-Family Detached Open Space Option	30,000 (square feet)	100	50	50	40	20	35%	20%	35
Riding Academy	10	400	200	150	150	125	25%	20%	35

Notes:

1. All numerical values are recorded in feet unless otherwise noted.
2. See § 27-404 for details.

ORDINANCE NO. 2026-005

**AN ORDINANCE OF THE TOWNSHIP OF SOLEBURY,
BUCKS COUNTY, PENNSYLVANIA AMENDING THE
SOLEBURY TOWNSHIP CODE OF ORDINANCES
CHAPTER 15 SECTION 307 TO REPEAL LIMIT OF
THROUGH TRAFFIC ON LOWER MOUNTAIN ROAD**

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. § 66601);

WHEREAS, on or about July 15, 2025, the Board of Supervisors enacted Ordinance 2025-009 to amend Township Code of Ordinances Chapter 15 section 307 to limit through traffic on Lower Mountain Road;

WHEREAS, following a trial period of limiting through traffic on Lower Mountain Road, the Board of Supervisors finds it to be in the best interests of the Township to repeal Ordinance 2025-009; and

WHEREAS, the proposed amendments have been advertised, considered, and reviewed in accordance with Pennsylvania law;

NOW THEREFORE, in consideration of the foregoing, be it **ENACTED** and **ORDAINED** by the Board of Supervisors of Solebury Township, Bucks County, Pennsylvania, that Chapter 15 of the Solebury Township Code of Ordinances is **AMENDED** as follows:

I. AMEND Section 15-307 as follows:

A. DELETE the following references to **Section 15-307.1** under “Stop Street,” “Time period,” and “Restriction,” respectively:

Lower Mountain Road Between Route 202 and Aquetong Road	7:00 a.m. to 5:00 p.m. daily	No Through Traffic
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II. 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.

III. 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 Township 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.

IV. 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 16th day of August, 2026.

BOARD OF SUPERVISORS OF SOLEBURY
TOWNSHIP, BUCKS COUNTY,
PENNSYLVANIA

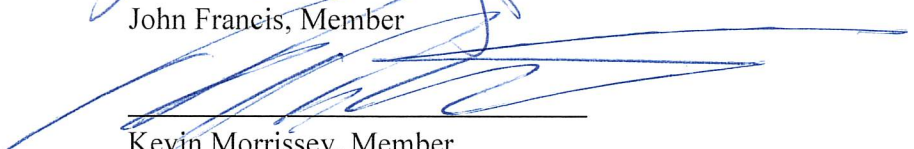
Mark Baum Baicker, Chair



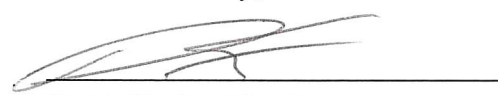
Christy Cheever, Vice Chair



John Francis, Member



Kevin Morrissey, Member



Rickie Yudin, Member

Attest:



Catherine Cataldi, Township Secretary

ORDINANCE NO. 2026-006

**AN ORDINANCE OF THE TOWNSHIP OF SOLEBURY,
BUCKS COUNTY, PENNSYLVANIA, AMENDING
CHAPTER 10 OF THE TOWNSHIP CODE OF
ORDINANCES (HEALTH AND SAFETY), CHAPTER 16
OF THE TOWNSHIP CODE OF ORDINANCES (PARKS
AND RECREATION), CHAPTER 22 OF THE TOWNSHIP
CODE OF ORDINANCES (SUBDIVISION AND LAND
DEVELOPMENT) AND CHAPTER 27 OF THE
TOWNSHIP CODE OF ORDINANCES (ZONING)
REGARDING LIGHTING STANDARDS**

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

A. AMEND Section 10-205.1.A to add the words "light trespass or glare" so that it now reads as follows:

A. Any person or business entity engaging in any use or activity upon property which by reason of odors, fumes, vapors, vibration dust, light trespass or glare unreasonably interferes with the use, comfort and enjoyment of another's property, or endangers the health or safety of the occupants of another's property.

II. Chapter 16 of the Township Code of Ordinances is hereby **AMENDED** as follows:

A. AMEND Section 16-103.5 to add the sentence "A new luminaire at Pat Livezey Park shall not be replaced in kind, shall not exceed the preexisting lighting levels, and shall be in

compliance with the provisions of Chapter 27, Part 25, Section 27-2513” so that it now reads as follows:

5. No lights of any type that are intended to illuminate any area for playing purposes shall be permitted, except for the existing lights at the lower fields at Pat Livezey Park. A new luminaire at Pat Livezey Park shall not be replaced in kind, shall not exceed the preexisting lighting levels, and shall be in compliance with the provisions of Chapter 27, Part 25, Section 27-2513.

B. ADD new Section 16-108.1.G as follows:

G. Temporary or Special Event Lighting shall comply with the provisions of Chapter 27, Part 25, Section 27-2513.5., and shall be approved by the Township.

III. Chapter 22 of the Township Code of Ordinances is hereby **AMENDED** as follows:

A. AMEND Section 22-404.1.I.(19)(j) to add the words “per Section 25-2513.7” so that it now reads as follows:

(j) Lighting Plan, per Section 25-2513.7.

B. REPLACE Section 22-404.1.N in its entirety so that it now reads:

N. Lighting Plan, per Section 25-2513.6.

C. ADD new Section 22-526.2 and 22-526.3 as follows:

2. Street Lights shall be meet IESNA “full cutoff” criteria.

3. Street Lights shall comply with the provisions set forth in Section 27-2513.

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

A. ADD new Section 27-1005.C as follows:

C. Lighting shall comply with the provisions set forth in Chapter 27, Part 25, §27-2513.

B. REPLACE Section 27-2305 in its entirety, so that it now reads as follows:

§27-2305. Design and Layout of Off-Street Loading Facilities.

9. Lighting for all off-street parking, loading, and vehicle service areas shall comply with the following provisions:

A. All driveways, aisles, maneuvering spaces, vehicular service areas or spaces between or about buildings, other than those relating to a dwelling, shall be adequately illuminated.

- B. All lighting fixtures used to illuminate off-street loading and parking areas shall be arranged to prevent glare into public streets and adjoining properties.
- C. All outside lighting, including sign lighting, shall be directed in such a way as not to create a nuisance in any agricultural, institutional or residential district, and in every district all such lighting shall be arranged so as to protect the street or highway and adjoining property from direct glare or hazardous interference of any kind. Any luminary shall be equipped with a glare shielding device approved by the Township. Unless specified otherwise, the total height of any luminary, including light pole and base shall also be approved by the Township and be less than 20 feet in height for shopping centers and other commercial areas, industrial/office campuses, and recreational areas, and shall not exceed 15 feet in height for multifamily and planned residential developments, and residential use, as well as residential streets, sidewalks and pedestrian ways.
- D. The parking and loading and ingress and egress of any use within every zoning district shall be provided with an illumination so that the average maintained footcandle level shall conform to the lighting intensities listed in the Illuminating Engineering Society of North America's latest volume for each type of area to be illuminated, with site lighting luminaries provided and so spaced as to provide an acceptable lighting environment for pedestrian safety.
- E. Lighting shall also be in accordance with the provisions set forth in Section 27-2513.

C. AMEND Section 27-2404.4.F to add the words “and comply with the applicable nuisance and glare provisions of 27-2513.E” so that it now reads:

- F. An illuminated sign shall meet all of the other requirements applicable to the type of sign being illuminated, and comply with the applicable nuisance and glare provisions of 27-2513.E.

D. REPLACE Section 27-2405.1.A.(4) in its entirety so that it now reads as follows:

(4) Only the following illuminated signs shall be permitted, and shall comply with the provisions set forth in Section 27-2404.4:

- (a) An on-site identification sign for a hospital, physician, dentist, governmental agency, or any other similar person or entity whose services, in an emergency, are considered essential to the public health, safety, and welfare.

E. REPLACE Section 27-2405.1.B.(4) so that it now reads as follows:

- (4) Illuminated signs are permitted only in the Village Commercial Districts, and with the following limitations:
 - (a) No illuminated sign shall be internally illuminated.
 - (b) The lights illuminating a sign shall not turn on until sunset and shall turn off no later than 10 p.m.
 - (c) Illuminated signs shall comply with the provisions set forth in Section 27-2404.4.

F. REPLACE Section 27-2405.1.C.(2) in its entirety so that it now reads as follows:

- (2) Permitted signs may be illuminated in accordance with the provisions of this Part , and shall comply with the applicable provisions set forth in Section 27-2404.4.

G. REPLACE Section 27-2405.1.D.(3) in its entirety so that it now reads as follows:

- (3) Permitted signs may be illuminated in accordance with the provisions of this Part, and shall comply with the applicable provisions set forth in Section 27-2404.4.

H. AMEND Section 27-2502.8 to add the word “street” so that it now reads as follows:

- 8. Exception to Required Front Yard for Certain Accessory Uses. The front yard requirements for any district shall not apply to driveways, sidewalks, street lights, fences, wells, signs and off-street parking areas open to the air. Garages, carports or other structures shall not be located in front yards.

I. REPLACE Section 27-2512.10.B in its entirety so that it now reads as follows:

B. Glare. All glare produced from unshielded bulbs or any production operation (such as welding) shall comply with the provisions set forth in Section 27-2513.4.E.

J. REPLACE Section 27-2513 in its entirety so that it now reads as follows:

§ 27-2513. Lighting Standards.

1. Purpose. The standards set forth in this section are intended to:

- A. Provide regulations for outdoor lighting where public health, safety and welfare are potential concerns;
- B. Decrease light pollution and reduce wasteful lighting;

- C. Control glare from nonvehicular light sources that shine directly into drivers' and pedestrians' eyes and thereby impair their safe traverse;
- D. Protect neighbors, the night sky, and the natural environment from adverse effects of nuisance glare and stray light from poorly aimed, placed, applied or shielded light sources;
- E. Promote energy-efficient lighting design and operation; and
- F. Protect the intended character and quality of life within Solebury Township.

2. Applicability.

- A. Outdoor lighting shall be required for safety and personal security for uses that operate during hours of darkness where there is public assembly and/or traverse; including but not limited to residential, commercial, industrial, recreational, and institutional uses.
- B. The Township may require lighting to be incorporated for other uses or locations, or may restrict lighting in any of the above uses as deemed necessary.
- C. The glare-control requirements herein apply to lighting in all above-mentioned uses as well as, but not limited to, sign, architectural, landscaping, and residential lighting.
- D. Outdoor lighting fixtures located within a historic district shall comply with the standards of this Part, and shall be reviewed by the Historical Architectural Review Board, per Section 27-2513.4.D.
- E. Emergency Medical Service, Fire and Rescue Services, and Police shall be exempt from the lighting provisions set forth in this Section 27-2513.

3. Definitions.

DIRECT LIGHT – light emitted directly from the lamp, off of the reflector or reflector diffuser, or through the retractor or diffuser lens, of a luminaire.

FOOTCANDLE - a unit of light intensity on a plane (horizontal or vertical) stated in lumens per square foot and measurable with a light meter, also known as a "footcandle meter" or a "light meter". One (1) footcandle is the illuminance produced by a candle on a surface one (1) foot square from a distance of one (1) foot.

FULL CUTOFF – an attribute of a lighting fixture from which no light is emitted at or above a horizontal plane drawn through the bottom of the fixture

housing and from which no more than 10% of the lamp's intensity is emitted at or above an angle 10 degrees below that horizontal plane, at all lateral angles around the fixture.

FULLY SHIELDED LIGHTS – an outdoor light luminaire constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or diffusion element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the fixture's lowest light-emitting part, as certified by a photometric test report to not cause glare at normal viewing angles.

GLARE – the sensation produced by excessive direct or reflected light that causes annoyance, discomfort or loss in visual performance or visibility to the eye.

ILLUMINANCE – the quantity of light per unit area, measured with a light meter in footcandles.

LAMP – the component of a luminaire that produces light. A generic term for a man-made source of light, i.e. a lightbulb.

LIGHT TRESPASS – light emitted by a lighting installation that exceeds 0.01 light footcandles, which extends beyond the boundaries of the property on which the installation is sited.

LUMEN – the light-output rating of a lamp (lightbulb), as used in the context of this chapter.

LUMINAIRE – a complete lighting unit consisting of one (1) or more lamps together with the fixture; other parts designed to control the light distribution; and other mechanical and electrical components.

MAINTAINED FOOTCANDLE LEVEL – the level of illumination that the specified footcandle level shall consistently achieve and maintain over the lifespan of the lighting system, considering factors such as lamp depreciation and dirt accumulation.

TEMPORARY LIGHTING – non-permanent lighting using plug-in connections intended for specific events or activities for a limited duration, often defined as 60 days or less, and not considered safety lighting. Temporary lighting shall include temporary floodlights, spotlights, skybeam searchlights, and the like.

4. Criteria.

A. All lighting facilities for major subdivisions, land developments and uses governed by this section shall provide an illumination level utilizing the current recommended practices and standards of the Illuminating Engineering Society of North America ('IESNA').

B. Illumination levels. Illumination, where required by this section, shall

be intensities and uniformity ratios in accordance with the current recommended practices of the "Illuminating Engineering Society of North America (IESNA) Lighting Handbook," from which typical uses and tasks are herein presented.

C. The following standards shall apply:

Use/Type of Developments	Maintained Footcandle Level	Uniformity Minimum	Average
Parking, industrial/commercial/institutional/municipal			
High activity uses (e.g., Shopping centers, fast-food restaurants, recreational areas, and other commercial uses)	0.9 min.	4:1	
Medium activity uses (e.g., Industrial/office campuses, community shopping centers, hospitals, commuter parking lots, cultural facilities)	0.6 min.	4:1	
Low activity uses (e.g., industrial employee parking, schools, church parking)	0.2 min.	4:1	
Parking, multifamily			
Vehicular/pedestrian activity low activity	0.2 min.	4:1	
Medium activity	0.6 min.	4:1	
Streets, Local Residential	0.4 avg.	6:1	
Streets, Local Commercial	0.9 avg.	6:1	
Sidewalks, Walkways, and Bikeways	0.5 avg.	5:1	
Community mailboxes	0.9 avg.	6:1	
Building entrances	5.0 avg.	--	

Notes:

- (1) Illumination levels are maintained horizontal footcandles on the pavement, area surface, or other horizontal object.
- (2) Uniformity ratios dictate that average illuminance values shall not exceed minimum values by more than the product of the minimum value and the specified ratio, e.g., for commercial parking high activity, the average footcandles shall not be in excess of 3.6 (0.9 x 4).

- (3) A Light Loss Factor of 0.72 shall be utilized, unless demonstrated otherwise in a L70 Report.

D. Lighting Fixture Design.

- (1) Fixtures shall be of a type and design appropriate to the lighting application and acceptable and subject to the review of the Township.
- (2) For lighting of predominantly horizontal tasks such as, but not limited to, roadways, pathways, parking, merchandising and storage, automotive fuel dispensing, automotive sales, loading docks, active and passive recreation, building entrances and sidewalks, fixtures shall meet IESNA "full cutoff" criteria.
- (3) The use of floodlighting, spotlighting, wall-mounted fixtures, decorative globes and other fixtures not meeting IESNA "full cutoff" may be permitted only when the applicant can demonstrate acceptable glare and light trespass control, and is reviewed and approved by the Township.
- (4) Lighting of nonhorizontal surfaces such as, but not limited to, facades, landscaping, signs, fountains, displays, flags, and statuary, the use of floodlighting, spotlighting, wall-mounted fixtures, decorative globes, and other fixtures not meeting cutoff criteria, shall be permitted only with the approval of the Township, based upon acceptable glare control.
- (5) When necessary to redirect offending light distribution, fixtures shall be equipped with or be capable of being backfitted with light-directing devices such as shields, visors, or hoods.
- (6) Unless specified otherwise, lighting fixtures shall not exceed 20 feet in height for shopping centers and other commercial areas, industrial/office campuses, and recreational areas. Lighting fixtures shall not exceed 15 feet in height in for multifamily and planned residential developments, and residential use, as well as residential streets, sidewalks and pedestrian walkways.
- (7) Lighting fixtures and poles shall be a black color, or other color approved by the Township.
- (8) The design of outdoor lighting fixtures located within a historic district shall be reviewed by the Historical Architectural Review

Board, and shall be in keeping with the Solebury Township Historic Districts Design Guidelines.

E. Measures to Control Nuisance and Disabling Glare.

- (1) All outdoor lighting, whether or not required by this chapter, on private, residential, commercial, industrial, municipal, recreational or institutional property, shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse (disabling glare), and so as not to create a nuisance by projecting or reflecting objectionable light onto a neighboring use or property (light trespass and nuisance glare).
- (2) All outdoor lighting fixtures shall be shielded in such a manner that no light be emitted above a horizontal plane passing through the lowest point of the light emitting element, i.e., no direct light is emitted above the horizontal plane. This includes outdoor lighting fixtures that illuminate the area under outdoor canopies, including fuel island canopies, storefront and shopping mall canopies, driveway and building entrance canopies, and pavilions and gazebos.
- (3) Floodlights or spotlights, when permitted, shall be so installed and aimed that they do not project their output into the window of a neighboring residence, an adjacent use, skyward or onto a roadway.
- (4) Unless otherwise permitted by the Township, lighting shall be controlled by automatic switching devices such as timers, motion detectors and/or photocells, to extinguish sources between sunrise and sunset.
- (5) All lighting for advertising signs, buildings and/or surrounding landscapes serving decorative, advertising, or aesthetic purposes is prohibited between 10:00 p.m. and sunrise, except that such lighting on the premises of a commercial establishment may remain illuminated while the establishment is open for business, and until one (1) hour after closing.
- (6) Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily through the use of such means as full-cutoff fixtures, shields and baffles, and appropriate application of mounting height, wattage, aiming angle, and fixture placement.

- (7) The amount of illumination projected onto any residential property line from another property shall not exceed 0.1 vertical footcandle measured line-of-sight from any point on the adjacent property.
- (8) The amount of illumination projected onto any nonresidential property line from another property shall not exceed 0.1 vertical footcandle measured line-of-sight from any point on the adjacent property.
- (9) Lighting fixtures used to illuminate the area under outdoor canopies, including but not limited to those used at automotive fuel-dispensing facilities, bank drive-through lanes, marquees and building entrances, shall have flat lenses and have no light emitted from the side of the fixture. The maintained illumination in the area directly below the canopy shall not exceed 20 footcandles.
- (10) When flags are to be illuminated all night, only the U.S. and state flags shall be permitted to be illuminated from sunset to sunrise, and each flagpole shall be illuminated by a single source with a beam spread no greater than necessary to illuminate the flag(s). Flag-lighting sources shall not exceed 20,000 lumens per flagpole.
- (11) The correlated color temperature of LED sources shall not exceed 3,000K, unless specified otherwise.
- (12) Luminaire, backlight, uplight, and glare zone light distribution ratings: back very high (BVH) and forward very high (FVH) zonal output shall not exceed 240 lumens in residential areas or 375 lumens in all other areas.
- (13) Externally lit signs and billboards shall be lighted by top mounted fixtures aimed downwards. Such fixtures shall be automatically extinguished between the hours of 10 p.m. and sunrise unless specifically approved by Solebury Township. Illuminated signs shall also comply with Chapter 27, Part 24 Sign Regulations.
- (14) Directional fixtures for applications such as facade, fountain, feature, and landscape illumination shall be aimed so that they do not project output beyond the objects to be illuminated, shall be extinguished between the hours of 10 p.m. and sunrise,

and shall not be in conflict with the Solebury Township's aim to protect its natural resources and maintain its rural character.

- (15) Service station canopy lighting shall use fiat-lens full cutoff downlighting fixtures, shielded in such a manner that the edge of the fixture shall be level with or below the light source envelope.
- (16) The use of white strobe lighting for tall structures such as smokestacks, chimneys, radio/communication/television towers is prohibited.
- (17) Street lights shall also comply with the standards in Chapter 22, Section 22-526.
- (18) Off-street Parking and Loading lighting shall also comply with Section §27-2308.
- (19) Lighting for Wireless Telecommunications facilities shall comply with Section 27-2611.
- (20) Lighting for Parks and Recreation at Township Parks shall comply with Chapter 16.

F. Installation.

- (1) Fixtures meeting IESNA "full cutoff" criteria shall not be mounted in excess of 20 feet above the finished grade ("AFG") of the surface being illuminated for shopping centers and other commercial areas, industrial/office campuses, and recreational areas and 15 above the finished grade ("AFG") of the surface being illuminated for multifamily and planned residential developments, and residential use, as well as residential streets, sidewalks and pedestrian walkways, unless specified otherwise.
- (2) Fixtures used for general area lighting shall be aimed to project their output straight down, unless otherwise approved.
- (3) Electrical feeds to lighting standards shall be underground.
- (4) Lighting fixtures shall be located no less than five (5) feet from the paving of parking spaces, drives or streets. If lighting fixtures are located within five (5) feet from the paving of parking spaces,

drives or streets, the lights shall be placed on concrete pedestals at least 30 inches in height above the pavement, or suitably protected by other approved means.

- (5) Fixtures used for architectural lighting, e.g., facade, feature and landscape lighting, shall be aimed so as not to project their output beyond the objects intended to be illuminated.

G. Maintenance.

- (1) Lighting fixtures shall be maintained and remain operable to meet the requirements of this Section at all times, including replacement of the lamps (i.e. lightbulbs) in kind.

H. Alterations after Approval.

- (1) Any alternations or modifications to lighting fixtures or lighting plans post-approval shall require that a permit be submitted to the Township for review and approval.

5. Temporary outdoor lighting. Temporary floodlights, spotlights, skybeam searchlights, and the like shall be subject to the following conditions:

- A. Permits shall be issued by the Township for temporary lighting, and shall be valid for a time period determined by the Township.

- B. Illumination shall conform to the standards of Section 27-2513.4.B.

- C. Hours of Illumination shall conform to the standards of Section 27-2513.4.D.(4).

6. Plan Submission. Preliminary and Final lighting plans shall be submitted for review and approval by the Township, shall be coordinated with the overall site plan and shall contain the following:

- A. Layout of the proposed fixture locations;

- B. Ten foot by ten foot illuminance grid (point-by-point) plots carried out to 0.0 footcandle, which extend beyond the property line and demonstrate compliance with the light trespass, intensities and uniformities set forth in this Section or as otherwise required by the Township. The lamp-lumen rating and nomenclature, source correlated color temperature, light-loss factors, and IES photometric file names used in calculating the illuminance values shall be documented on the plan.

- C. Description of the equipment, including fixture catalog cuts, photometrics, glare-reduction devices, lamps, control devices, mounting heights, pole foundation details and mounting methods proposed.
- D. When requested by the Township, the applicant shall submit a visual impact plan that demonstrates appropriate steps have been taken to mitigate glare.

E. Plan notes. The following notes shall appear on the Lighting Plan:

- (1) The Township reserves the right to conduct one or more post-installation nighttime inspections to verify compliance with the requirements of this Section and, if appropriate, to require remedial action at no expense to the Township.
- (2) Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall require that a permit be submitted for review and approval by the Township prior to installation.

7. Post Installation Inspection and Compliance Monitoring.

A. Safety hazards.

- (1) If the Township determines that a lighting installation creates a safety or personal security hazard, the person(s) responsible for the lighting shall be so notified and required to take remedial action within a specified period of time.
- (2) If appropriate corrective action has not been effective within the specified time period, the Township may take appropriate legal action, including issuing a cease and desist, in accordance with Section 27-2913.

B. Nuisance glare and inadequate illumination levels.

- (1) When the Township judges that an installation produces unacceptable levels of nuisance glare, light trespass, or skyward light or that illumination levels are insufficient or not being maintained in accordance with this Section, the Township shall cause notification of the person(s) responsible for the lighting and require remedial action.

(2) If the infraction so warrants, the Township may act to have the problem corrected per Subsection 27-2513.7.A.(2).

C. Nonconforming lighting. Any lighting fixture or lighting installation existing on the effective date of this Ordinance that does not comply with the regulations of this Section shall be deemed legally nonconforming. However, such fixtures and installations shall be made conforming when:

- (1) It is converted to or replaced by an LED luminaire;
- (2) The existing fixture is replaced (not in kind), relocated, or abandoned;
- (3) The number of fixtures are increased;
- (4) The Township declares a fixture or installation to be a hazard to the public health, safety, or welfare; or
- (5) Minor corrective action, such as re-aiming or adding shielding, can achieve compliance with Township Approval.

K. AMEND Section 27-2602.L.(3) to add the words “and comply with the provisions set forth in Chapter 27, Part 25, Section 27-2513” so that it now reads as follows:

- (3) Lighting facilities shall be provided and arranged in a manner which will protect the highway and neighboring properties from direct glare or hazardous interference of any kind, and comply with the provisions set forth in Chapter 27, Part 25, Section 27-2513.

L. REPLACE Section 27-2602.N.(1) in its entirety so that it now reads as follows:

- (1) Exterior pole mounted lighting fixtures shall not exceed 15 feet in height. The source of illumination shall be recessed and shielded within the fixture itself and shall not exceed 3000K, and comply with the provisions set forth in Chapter 27, Part 25, Section 27-2513.

M. AMEND Section 27-2603.1.E to add the words “Lighting shall comply with the provisions set forth in Section 27-2513” so that it now reads as follows:

- E. Tennis Courts. A tennis court, fences and related lighting may be located in either a rear or side yard and shall not be closer to a rear or side lot line than the distance of the required building setbacks of the District in which is it proposed. Tennis court fences shall be permitted, but shall not exceed 12 feet in height. A tennis court may be located in the front yard if it is no closer than

300 feet from the front lot line. Lighting shall comply with the provisions set forth in Section 27-2513.

N. AMEND Section 27-2611.4.F to add the words “in accordance with the provisions set forth in Section 27-2513.6” so that it now reads as follows:

- F. Lighting. Except as provided herein, the only lighting on the exterior of the telecommunications facility may be a fixture on the telecommunications equipment building not greater than 100 watts, or the functional equivalent, which is activated by a motion sensor. In addition, manually operated emergency lights are permitted for use only when WTF operating personnel are on site, and security lighting may be used as long as it is shielded and pointed towards the ground to retain the light within the boundaries of the property or except as required by law. If lighting is required or proposed, the applicant shall provide a detailed plan for sufficient lighting in accordance with the provisions set forth in Section 27-2513.6, demonstrating as unobtrusive and inoffensive an effect as is permissible under state and federal regulations.

O. AMEND Section 27-2902.1.A.(4) to add the words “in compliance with the provisions set forth in Chapter 27, Part 23, Section 27-2305, and Part 25, Section 25-2513” so that it now reads as follows:

- (4) The location, size, arrangement and capacity of all areas to be used for motor vehicle access, off-street parking, off-street loading and unloading and provisions to be made for lighting such areas, in compliance with the provisions set forth in Chapter 27, Part 23, Section 27-2305, and Part 25, Section 25-2513.

V. 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.

VI. Severability

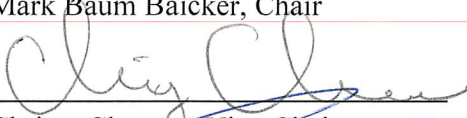
The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid, or unconstitutional by a court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, 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.

VII. 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 18th day of August, 2026.

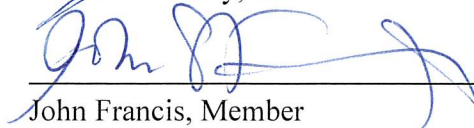
Mark Baum Baicker, Chair



Christy Cheever, Vice-Chair



Kevin Morrissey, Member

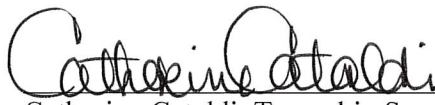


John Francis, Member



Rickie Yudin, Member

Attest:



Catherine Cataldi, Township Secretary

SOLEBURY TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
ORDINANCE NO. 2026 - 007

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF SOLEBURY, BY AMENDING CHAPTER 24, TAXATION; SPECIAL, BY CREATING PART 4 (COLLECTION OF DELINQUENT REAL ESTATE TAXES) TO CREATE A PENALTY, INTEREST AND FEE SCHEDULE FOR COLLECTION OF DELINQUENT REAL ESTATE TAXES

WHEREAS, The Board of Supervisors of Solebury Township is duly empowered by the Pennsylvania Second Class Township Code, Section 1516 (53 P.S. Section 66516), *et seq.*, to enact certain regulations relating to the public health, safety and welfare of the residents of Solebury Township;

WHEREAS, it is necessary and prudent for Solebury Township to recover promptly its levied and unpaid delinquent real estate taxes, and if necessary, to accomplish such recovery through legal proceedings; and

WHEREAS, the Municipal Claims and Tax Liens Act, 53 P.S. §7101, *et seq.* (the "MCTLA"), authorizes the addition of interest, costs, charges, expenses and fees, including reasonable attorney fees, to the total payable with respect to unpaid taxes; and

WHEREAS, The Board of Supervisors of Solebury Township has determined that it is in the best interest of all taxpayers and residents to enforce the payment of delinquent real estate taxes; and

WHEREAS, The Board of Supervisors of Solebury Township has determined that the addition of interest, costs, charges, expenses and fees to the total payable with respect to unpaid taxes is reasonable and just;

NOW, THEREFORE, IT IS HEREBY ENACTED AND ORDAINED by the Board of Supervisors of Solebury Township that the Solebury Township Code is amended as follows:

SECTION 1. **Amendment Chapter 24 (Taxation; Special), by creating Part 4 (Collection of Delinquent Real Estate Taxes).**

The Code of Solebury Township, to amend Chapter 24 (Taxation; Special), by creating Part 4 (Collection of Delinquent Real Estate Taxes) as follows:

Chapter 24 (Taxation; Special)

Part 4 (Collection of Delinquent Real Estate Taxes)

§ 24-401 Alternative Collector.

In addition to the authorization for the collection of taxes pursuant to the Real Estate Tax Sales Law ("RETSL"), 72 P.S. §5860.201, et seq, the Bucks County Tax Claim Bureau is appointed as alternative collector and is authorized and directed to file liens for existing delinquent real estate taxes with the Prothonotary of Bucks County in accordance with the provisions of the Municipal Claims and Tax Liens Act, 53 P.S. §7101, et seq.

§ 24-402 Interest Charged.

In accordance with the Municipal Claims and Tax Liens Act, 53 P.S. §7101, et seq. ("MCTLA") and RETSL, interest shall be charged on taxes so returned from and after but not before the first day of the month following the return. Interest shall be charged at the rate of nine per centum (9%) per annum.

§ 24-403 Reasonable Charges, Expenses and Fees.

Pursuant to Section 7106 of the MCTLA, it is hereby established that the reasonable charges, expenses and fees incurred in the collection of any delinquent account under the MCTLA are hereby fixed at five percent (5%) of the total amount of the delinquent taxes (including interest and penalties), and that additional reasonable attorney's fees incurred in the collection of any delinquent taxes shall be fixed at one percent (1%) of the total amount of the delinquent taxes (including interest and penalties), and that said charges for attorney's fees and for all charges, expenses and fees set forth herein collected by the Bucks County Tax Claim Bureau, shall be paid to the County of Bucks through the Bucks County Tax Claim Bureau in lieu of payment of commission pursuant to Section 207 of RETSL;

§ 24-404 Enabling.

The proper officials of Solebury Township are hereby authorized and empowered to take such additional action as they may deem necessary or appropriate to implement this Ordinance.

SECTION 2. Repeal and Ratification.

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts are hereby specifically

repealed. Any other terms and provisions of the Solebury Township Code unaffected by this Ordinance are hereby reaffirmed and ratified.

SECTION 3. Severability.

Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and affect, and for this reason the provisions of this Ordinance shall be severable.

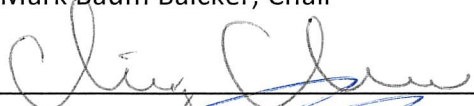
SECTION 4. Effective Date.

This Ordinance shall become effective immediately after enactment.

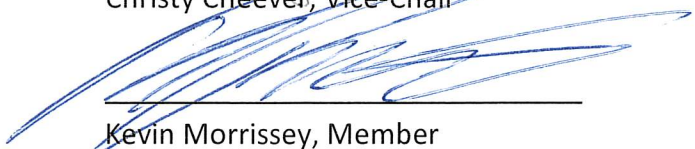
ORDAINED AND ENACTED this 10th day of August 2026, by the BOARD OF SUPERVISOR of SOLEBURY TOWNSHIP.

**SOLEBURY TOWNSHIP
BOARD OF SUPERVISORS**

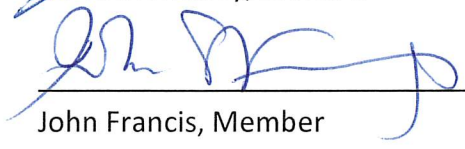
Mark Baum Baicker, Chair



Christy Cheever, Vice-Chair



Kevin Morrissey, Member



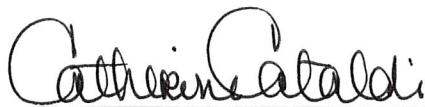
John Francis, Member



Rickie Yudin, Member

[Seal]

Attested by:



Catherine Cataldi

Secretary



Solebury
a natural choice

Five Year Capital Plan 2027 - 2031

Purpose of a Capital Plan

The 2027 – 2031 Capital Plan is a five-year planning tool that identifies the Township's anticipated major capital investments and infrastructure needs.



The Plan:

- ❑ Supports the Township's Strategic Plan
- ❑ Allows long-term financial planning
- ❑ Identifies grant opportunities well in advance
- ❑ Helps schedule equipment replacement before failures occur
- ❑ Assists the Board in making funding decisions
- ❑ Will be reviewed and updated annually as priorities change

Adoption of the Capital Plan does not authorize expenditures. Projects remain subject to future Board approval and annual budget appropriations.

What is a Capital Project?

Capital Projects are long-term investments that typically:

- Extend the life of Township assets
- Improve Public safety
- Improve Township facilities
- Replace aging equipment
- Support future growth
- Generally have useful lives exceeding one year

Examples of Solebury Capital Projects:

- Technology – New Servers
- Roads – Aquetong / Rt. 202 Improvements
- Parks – Solebury Green, Lake Solebury
- Buildings – HVAC & Admin Building Facility assessment
- Heavy Equipment – Graders, Dump Trucks

The Township's Funding Philosophy

**The Township will seek to fund capital projects
using a combination of:**

- ☐ Annual Capital Reserve contributions
- ☐ Grant Funding
- ☐ Dedicated Capital Funds
- ☐ Liquid Fuels Funds
- ☐ Sustainability Fund
- ☐ Existing Debt Where Appropriate / Reallocate millage
- ☐ Future borrowing only when financially prudent



Overview of Services



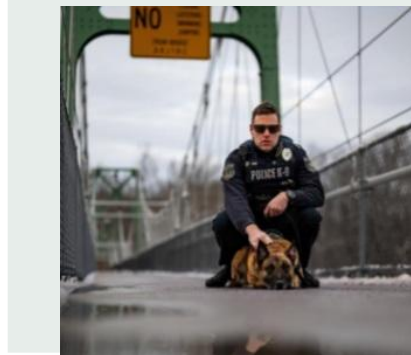
Public Works

Maintains, repairs, and improves the infrastructure of the Township. Performs fleet and property maintenance, including Lake Solebury.



Planning, Land Preservation & Sustainability

Handles all subdivision & land development applications and oversees the Township's Land Preservation Program. Administers the Township's sustainability efforts.



Police

Committed to the prevention of crime & the protection of life and property; preservation of peace, order & safety; the enforcement of laws & ordinances; & safeguarding of constitutional guarantees.

Parks & Recreation

Enhances the quality of life in the Township by providing safe, well-maintained parks and public places as well as recreational programs & events.



Administration, Finance & Communications

Works directly with Board of Supervisors, manages projects, accounting, audits, human resources, payroll, financial reports and oversees public outreach.



Zoning & Permitting

Handles all residential and commercial permits, future development and ensures compliance with the Township ordinances.



Project Prioritization

All projects in the supplemental worksheet have been categorized as follows:

- Critical - Required for Operations or Safety
- High - Needed within 1 – 2 years
- Medium - Can be deferred if necessary
- Future - Dependent upon



Dept	Line Item	Project	Priority	Fund	Estimated Expense					Notes
					2027	2028	2029	2030	2031	
PD	PD Office Upgrades	Office Upgrades / Remodel	Future	20		\$ 100,000				Preferred to begin upgrades in 2028 and complete in 2029 - pending outcome of Facilities Assessment.
PD	Dues/Subscriptions	Cloud Based Services(Microsoft, RMS) and AI	High	22	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	These expenses continue to trend upward.
PD	PD Drone Program	Expand Drone Program	Medium	22			\$ 50,000			Best practices suggest having at least 2 drones to allow for a more effective, successful program
PD	Police Department Technology	Automated License Plate Readers (fixed)	High	22	\$ 54,000					Affixed to Police cars. Met life expectancy.
PD	Police Department Technology	Radar Guns	Medium	22	\$ 8,000					Met Life Expectancy. Time to upgrade.
PD	Police Department Technology	Server Replacement/ PD Vehicle Laptops	High	22	\$ 50,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	New server in 2027 plus \$30K per year for computer replacements, technology.
PD	Police Equipment	Tasers	Medium	22			\$ 50,000			Better technology for Tasers; current taser at end of life
PD	Police Equipment	Police Handguns	Future	22				\$ 30,000		Technology for pistol sights are projected to improve
PD	Police Equipment	Replacement of 2 Police SUVs	Medium	22	\$ 150,000	\$ 225,000	\$ 150,000	\$ 150,000	\$ 150,000	2028 includes K-9 car (upfitting costs more for K-9 vehicle)
PD	Police Equipment	Pre-emption (of traffic signal) Equipment for Police Cars	Medium	22	\$ 18,000					Due to 4 Township Traffic Signal Upgrades
		TOTAL CAPITAL EXPENSE - POLICE DEPT BY YEAR			\$ 365,000	\$ 440,000	\$ 365,000	\$ 295,000	\$ 265,000	
PW	Bridge, Culvert Crossings	Lake Solebury	Future	01				\$ 350,000		PW is requesting a cost estimate from the engineer for a bridge that will be utilized to cross the water outlet at Lake Solebury (in order to remove existing waste and potentially used for a pedestrian crossing across in the future. This expense is an estimate.
PW	Equipment	(2) 15 Cubic Yard Waste Containers with Tarps	Medium	01			\$ 15,000			These containers would be utilized for waste at Solebury Lake.
PW	Parks/ PW	John Deere Wing Mower	Future	01				\$ 35,000		Trail Maintenance
PW	PW Bays, 19 Bay Doors	Floor Preservation/ Rust Prevention	High	01	\$ 34,000	\$ 34,000	\$ 34,000	\$ 34,000		Floor Preservation: Keep floors in good condition, 2 bays a year. Rust Prevention: Start with the worst doors 1st
PW	Wash Bay	Oil Separation Baffle	High	01	\$ 20,000					Current equipment is failing and requires replacement.
PW	Personnel	FT Staff - Split Parks & PW	High	01		\$ 75,000	\$ 80,000	\$ 85,000	\$ 90,000	Salary and benefits (due to more park development and related maintenance.
PW	Road Repair	Creamery Road Culvert Repair	High	04	\$ 200,000					Required repair per engineer.
PW	Retaining Wall Repairs	Armitage Road retaining wall repairs	High	04	\$ 350,000					Required repair per engineer.
PW	Heavy Equipment	Road Grader	High	04	\$ 150,000					See comment below.
PW	Heavy Equipment	Road Grader	High	22	\$ 300,000					\$150k set-aside in 2026 LF budget; balance will come from either grant or the Capital Equipment Fund; \$439k grant application (waiting approval); If purchase denied, possible rental of equipment
PW	Heavy Equipment	10 - Ton Drum Roller	High	22		\$ 180,000				Primarily for use on unpaved roadways (like OCR)
PW	Large Truck	Hook Truck / Leaf Vac	Future	22			\$ 550,000			Additional truck required due to leaf clean-up and maintenance (will look for grant funding).
PW	Large Truck	Standard Dump Truck	High	22		\$ 255,000				Cab & Chassis (order in late 2027)
PW	Skid Steerer	Forestry Mower Attachment	Future	22				\$ 30,000		Equipment required for trails at Lake Solebury and also space along the fence line.
PW	Small Equipment	Compressor/ 60lb Hammer	High	22	\$ 30,000					Equipment required by PW
PW	Small Truck	6-wheel Truck (Replacement)	High	22	\$ 200,000					Equipment required by PW
PW	Equipment	Side by Side Utility Vehicle with Dump Body	Medium	22		\$ 50,000				Utilized for Trail Maintenance
		TOTAL CAPITAL EXPENSE - PUBLIC WORKS BY YEAR			\$ 1,284,000	\$ 594,000	\$ 679,000	\$ 534,000	\$ 90,000	
A	Facility Maintenance	Space Upgrades	Future	01		\$ 30,000				Refurbish Admin Kitchen / Main Meeting Room (2nd Floor)
A	Capital Project	Aquetong Rd / Rt. 202 Intersection Improvement	High	20	\$ 43,000	\$ 350,000	\$ 180,000	\$ 100,000	\$ 100,000	Prelim Design 2026-2027, final design / permitting 2027-2028. Will need funding for future construction.
A	Facility Maintenance	Filing Room Upgrades / Scanning	Future	20	\$ 20,000					Fireproof cabinet; scanning of Land Preservation documents and other permanent records.
A	Facility Maintenance	Admin Building HVAC Replacement or Modifications	High	20	\$ 150,000	\$ 150,000				Estimate; currently seeking proposals/solutions.
A	Facilities Maintenance	New Server / Computers / Technology	Critical	22	\$ 50,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	Server is 10 yrs. old; 99% capacity; replace in 2027 plus \$30K per year for computer replacements & technology.
A	Facility Maintenance	Audio / Video Equipment & Meeting Room Upgrades	Medium	22	\$ 25,000	\$ 40,000				Need for additional microphones / meeting room flooring and acoustic panels
		TOTAL CAPITAL EXPENSE - ADMIN BY YEAR			\$ 288,000	\$ 600,000	\$ 210,000	\$ 130,000	\$ 130,000	
P/R	Laurel Park	Septic Tank Replacement	Medium	01		\$ 18,000				Current septic tank is degrading and requires replacement in the near future.
P/R	Personnel	FT Staff - Special Projects / Program Coordinator	High	03		\$ 75,000	\$ 80,000	\$ 85,000	\$ 90,000	Salary and benefits
P/R	Aquetong Spring Park	Bond House Renovation	High	20	\$ 591,936					LSA Grant received in 2025 for \$350,000 / Application submitted for 2026 C2P2 Grant to cover the balance
P/R	Lake Solebury	Master Plan	High	20	\$ 150,000	\$ 100,000				Estimated Cost, applied for grant Spring 2026; Awards to be determined Fall of 2026.
P/R	Lake Solebury	Recreational Improvements / Development - Engineering + Permitting	Future	20		\$ 150,000	\$ 250,000	\$ 150,000		Prelim design 2028, final design & permitting 2029-2030; Future funding for construction
P/R	Solebury Green	Preliminary Circuit Trails	High	20	\$ 1,123,050	\$ 374,350				TASA Grant received in 2026 for \$1,497 million (Parking lot not included) (ESTIMATE)
P/R	Solebury Green	Phase 1 Development	Future	20			\$ 3,958,000			Kimmel Design Plan & Cost Estimate
P/R	Solebury Green	Phase 2 Development	Future	20				\$ 1,919,325		Kimmel Design Plan & Cost Estimate
P/R	Solebury Green	Phase 3 Development	Future	20					\$ 575,000	Kimmel Design Plan & Cost Estimate
P/R	Sugan Road	Sidewalk Extension	High	20	\$ 500,000	\$ 750,000				MTF Grant Application submitted for \$1.25M for Engineering & Design
P/R	Canal Park	Fence Replacement	High	24	\$ 18,000					\$18,000 to start project set aside in capital budget for 2026
P/R	Laurel Park	Playground Replacement	Medium	24			\$ 250,000			\$60,000 set aside in capital budget (2028) - increasing costs
P/R	Magill's Hill	Hillside Replanting	Medium	24	\$ 7,500	\$ 7,500				\$7,500 set aside in capital budget over two years (2027-28) for plantings
P/R	Pat Livesey Park	Playground Replacement	Medium	24		\$ 300,000				\$60,000 set aside in capital budget (2028) - Cost of replacement continues to rise
P/R	Pat Livesey Park	Chain Link Fence Replacement	Medium	24		\$ 13,333	\$ 13,333	\$ 13,333		Phased replacement over three years (2028-30)
P/R	Pat Livesey Park	Field Lighting Replacement	Future	24			\$ 150,000	\$ 150,000		Total project \$300K; requesting a set-aside of \$150K for 2 years.
		TOTAL CAPITAL EXPENSE - PARK & REC BY YEAR			\$ 2,390,486	\$ 1,788,183	\$ 4,701,333	\$ 2,317,658	\$ 665,000	
PZ	Aerial Imagery software	Aerial Imagery Software	Future	01		\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	As noted, this technology allows for a user to review a property from different angles and during different periods of the year. Will be used to identify potential zoning issues / assist with enforcement proceedings. Possible benefit the PD and PW.
PZ	Desks	Mobility Desks	Future	22			\$ 12,200			Mobility equipment to use while at desk - to enhance health & wellness of staff
		TOTAL CAPITAL EXPENSE - PLANNING & ZONING BY YEAR			\$ -	\$ 10,000	\$ 22,200	\$ 10,000	\$ 10,000	
S	TU ASP Stream Bank Hab.	Stream Bank Project (Downstream of Spring)	High	07	\$ 17,500					Aquetong Creek Stream / Habitat Project; partially funded by Trout Unlimited; Balance from Township
S	Deer Management	Continuation of Deer management / Red Tag Program	High	07	\$ 65,000	\$ 67,500	\$ 70,000	\$ 72,500		For continued stewardship of wild areas within the Township
S	Herd Reduction	Requested by BoS	High	07	\$ 87,000	\$ 87,000	\$ 87,000	\$ 87,000		To minimize risks associated with overpopulation
S	Deer Processing	Requested by BoS	High	07	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000		For sustainable use of culled deer and promoting food accessibility
S	Drone Study - Deer	Study of Deer Populations	High	07		\$ 9,500		\$ 9,750		For Deer Management Program evaluation of efficacy
S	Facilities	Backup batteries for solar	Future	07					\$ 150,000	Current solar system will require a shed to store batteries.
		TOTAL CAPITAL EXPENSE - SUSTAINABILITY BY YEAR			\$ 209,500	\$ 204,000	\$ 197,000	\$ 209,250	\$ 150,000	
					\$ 4,536,986	\$ 3,636,183	\$ 6,174,533	\$ 3,495,908	\$ 1,310,000	
	Grants applied for								\$ 19,153,611	
	Grants awarded								\$ (2,089,336)	Grants Awarded
									\$ 17,064,275	Net Capital Cost
									\$ (1,950,000)	
									\$ 15,114,275	Net Capital Cost if All Grants Awarded

DEPARTMENTAL UTILIZATION OF CAPITAL

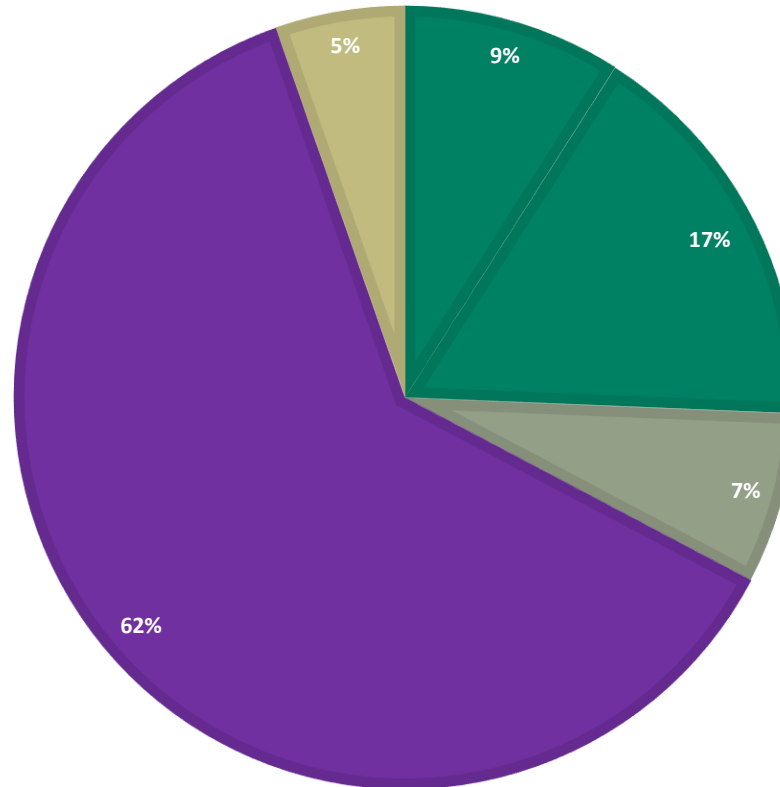
DEPT.	2027	2028	2029	2030	2031	TOTAL
POLICE	\$ 365,000	\$ 440,000	\$ 365,000	\$ 295,000	\$ 265,000	\$ 1,730,000
PUBLIC WORKS	\$ 1,284,000	\$ 594,000	\$ 679,000	\$ 534,000	\$ 90,000	\$ 3,181,000
ADMIN	\$ 288,000	\$ 600,000	\$ 210,000	\$ 130,000	\$ 130,000	\$ 1,358,000
PARK & REC	\$ 2,390,486	\$ 1,788,183	\$ 4,701,333	\$ 2,317,658	\$ 665,000	\$ 11,862,661
PLAN/ZONING	\$ -	\$ 10,000	\$ 22,200	\$ 10,000	\$ 10,000	\$ 52,200
SUSTAINABILITY	\$ 209,500	\$ 204,000	\$ 197,000	\$ 209,250	\$ 150,000	\$ 969,750
TOTAL:	\$ 4,536,986	\$ 3,636,183	\$ 6,174,533	\$ 3,495,908	\$ 1,310,000	\$ 19,153,611

Cost estimates are planning-level estimates and will continue to be refined as projects advance through design, bidding and procurement.

PERCENTAGE UTILIZATION BY DEPARTMENT

DEPARTMENT UTILIZATION OF CAPITAL

■ Police ■ Public Works ■ Administration ■ Parks and Recreation ■ Planning, Zoning, and Sustainability



POLICE DEPARTMENT CAPITAL EXPENSES



- **On-going Vehicle Replacement Program:**
 - Continue the Police Department's vehicle replacement schedule to maintain fleet reliability, reduce maintenance costs, and support officer safety.
- **Dues / Subscriptions:**
 - \$85,000 per year for cloud based services, such as Microsoft, RMS, and other AI applications.
- **Automated License Plate Reader:**
 - Install Automated License Plate Reader (ALPR) technology on each police vehicle to enhance investigative capabilities, improve officer safety, and assist with regional law enforcement efforts.

Total Police Capital Expenses over 5 years: \$1,730,000

PUBLIC WORKS CAPITAL EXPENSES

- **Fleet / Equipment Replacement:**
 - An obsolete Road Grader and Drum Roller will be replaced to effectively and efficiently fix and create new roads. Additionally, a 6-wheel Dump Truck will be replaced adding versatility to all seasons.
- **Staffing:** members as the Township will be needed
 - An additional full-time staff beginning will be required beginning in 2028 as the Township continues to develop parks and open space. The cost for one employee is estimated at \$70,000 including salary & benefits.
- **Roadway Repairs & Improvements:**
 - Per the Township Engineering, the Creamery Road culvert and Armitage Road retaining wall are in poor condition and need to be repaired sooner rather than later. This will enhance public safety. Total cost for both projects is . \$550,000.



Total Public Works Capital Expenses over 5 years: \$3,181,000

ADMINISTRATIVE DEPARTMENT CAPITAL EXPENSES



- **Aquetong/Rt. 202 Intersection Improvements:**

- A phased plan for an improved intersection that will take place from 2027 - 2031.

- **HVAC Replacement or Modifications:**

- **\$300,000** is budgeted over **2027 – 2028** for HVAC system upgrades. Staff will evaluate proposals and alternative solutions to identify the most cost-effective and operationally efficient approach.

- **Audio / Video Equipment Enhancements:**

- **\$25,000** is budgeted in **2027**, and **\$40,000** in **2028**, to upgrade the current equipment, or purchase additional equipment, in the Main Meeting Room (additional microphones, improved acoustics, and flooring enhancements which will enhance in-person and virtual meetings.

- **Administration Server Replacement:**

- The main server is operating near capacity and in danger of failing. Temporary safeguards have been put in place. Replacement will improve cybersecurity, reliability, storage capacity, and support continued digital operations.

Total Administrative Capital Expenses over 5 years: \$1,358,000

PARKS & RECREATION CAPITAL EXPENSES



- **Solebury Green Preliminary Circuit Trail and Phased Development**
 - The TASA grant will be utilized for the circuit trail and Kimmel Architecture, Inc., will provide a design plan & cost estimates for the future three-phased development of the park. Grant funding will be required.
- **Playground Equipment Replacements for Pat Livezey & Laurel Parks:**
 - The equipment is over 25 years old and requires replacement. This will be a phased implementation: Pat Livezey Park in 2028 estimated at \$300,000 and Laurel Park in 2029 estimated at \$250,000.
- **Master Plan & Future Development of Lake Solebury**
 - \$250,000 will be budgeted for a Master Plan to be developed over 2027 & 2028 upon the recommendation of the Lake Solebury Advisory Committee and consultants. Future recreational development of Lake Solebury is estimated to occur in 2028 – 2030. Grant funding will be required.

Total Park & Rec Capital Expenses over 5 years: \$11,862,661

PLANNING & ZONING CAPITAL EXPENSES

- **Continuation of Deer Management Program:**
 - Required to ensure environmental health of the Township and to minimize farmland destruction caused by deer.
- **Back-up Batteries for Solar:**
 - If the current generators are phase out, a solar battery storage system would be required to harness the solar power and support the newly installed system. Additionally, a shed would need to be built to house the back-up batteries. Cost is currently estimated at **\$150,000**.
- **Trout Unlimited - Aquetong Spring Park Project:**
 - Stream habitat restoration project with costs shared between Trout Unlimited and the Township.



Total Planning & Zoning Capital Expenses over 5 years: \$997,900



NEXT STEPS & CAPITAL PLANNING PRINCIPLES

Solebury Township

2027 Budget Process



Budget documents and meeting agendas are posted on the Township website.
www.soleburytownship.org

Next Steps

- Review Capital Plan annually during budget preparation
- Update project costs and priorities
- Pursue Grant opportunities
- Coordinate projects with available funding
- Continue building Capital Reserve Balances
- Present updates to Board of Supervisors each year

Capital Planning Principles

The Township will prioritize capital investments that:

- Protect public safety
- Preserve Township infrastructure
- Reduce long-term maintenance costs
- Improve Operational efficiency
- Leverage outside grant funding
- Support sustainability initiatives
- Preserve financial stability
- Minimize future debt whenever possible

Bucks County 2026 Hazard Mitigation Plan

Municipal Adoption Resolution

Resolution No. 2026-118

Township of Solebury, Bucks County, Pennsylvania

WHEREAS, the Township of Solebury, Bucks County, Pennsylvania is most vulnerable to natural and human-made hazards which may result in loss of life and property, economic hardship, and threats to public health and safety, and

WHEREAS, Section 322 of the Disaster Mitigation Act of 2000 (DMA 2000) requires state and local governments to develop and submit for approval to the President a mitigation plan that outlines processes for identifying their respective natural hazards, risks, and vulnerabilities, and

WHEREAS, the Township of Solebury acknowledges the requirements of Section 322 of DMA 2000 to have an approved Hazard Mitigation Plan as a prerequisite to receiving post-disaster Hazard Mitigation Grant Program funds, and

WHEREAS, the Bucks County 2026 Hazard Mitigation Plan has been developed by the Bucks County Emergency Management Agency and the Bucks County Planning Commission in cooperation with other county departments, and officials and citizens of Township of Solebury, and

WHEREAS, a public involvement process consistent with the requirements of DMA 2000 was conducted to develop the Bucks County 2026 Hazard Mitigation Plan, and

WHEREAS, the Bucks County 2026 Hazard Mitigation Plan recommends mitigation activities that will reduce losses to life and property affected by both natural and human-made hazards that face the County and its municipal governments,

NOW THEREFORE BE IT RESOLVED by the governing body for the Township of Solebury:

- The Bucks County 2026 Hazard Mitigation Plan is hereby adopted as the official Hazard Mitigation Plan of the Township, and
- The respective officials and agencies identified in the implementation strategy of the Bucks County 2026 Hazard Mitigation Plan are hereby directed to implement the recommended activities assigned to them.

ADOPTED, this 18th day of August, 2026

Mark Baum Baicker, Chair

Christy Cheever, Vice-Chair

Kevin Morrissey, Member

John Francis, Member

Rickie Yudin, Member

ATTEST:

Catherine Cataldi, Township Secretary