

**SOLEBURY TOWNSHIP BOARD OF SUPERVISORS**  
January 20, 2026 – 6:00 P.M.  
**Solebury Township Hall/Virtual - Hybrid Meeting**  
**MEETING MINUTES**

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

The recording device was turned on.

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

**II. Approval of Bills Payable – January 15, 2026**

**Res. 2026-22 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, the list of Bills Payable dated January 15, 2026 was unanimously approved as prepared and posted.**

**III. Approval of Meeting Minutes – December 9, 2025 Budget Meeting, January 5, 2026 Reorganization, and January 5, 2026 Meeting**

**Res. 2026- 23 – Upon a motion by Mr. Morrissey, seconded by Mr. Yudin, the Minutes of the December 9, 2025 Budget meeting, January 5, 2026 Reorganization, and January 5, 2026 meeting were unanimously approved and posted.**

**IV. Supervisor Comment – No Supervisor Comment**

**V. Public Hearing**

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

The applicant, Thomas Godley, is interested in the installation of a garage door with windows, pent roof and new windows on the existing structure at the property located at 3698 Aquetong Road (TMP No. 41-022-051-004).

*Planning Commission Motion: Upon a Motion by Scott Minnucci, seconded by Patrick Strzelec, it was agreed to recommend issuance of a Certificate of Appropriateness to Thomas Godley, 3698 Aquetong Road, for the following:*

- 1. Install a previously approved garage door with the addition of four rectangular windows in the top panel per Exhibit A.*
- 2. Install a pent roof, per exhibit B, over the same garage door up to two feet on either side, extending out two feet with pitch to match the structure. The roof will be one-inch standing seam metal roof in black or charcoal color. Trim will match the rest of the structure.*
- 3. Installation of 2' x 2' brown Marvin windows with the specifications provided. The approved location will be pending approval at the next HARB meeting.*

*The Motion carried 7-0.*

**Res. 2026-24 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Cheever, it was unanimously agreed to authorize the Certificate of Appropriateness to TMP No. 41-022-051-004, 3698 Aquetong Road, as per the recommendation from the Historical Architectural Review Board. Issuance of the**

**Certificate of Appropriateness does not relieve the applicant from obtaining any and all applicable permits prior to commencement of work.**

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

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

Mr. Freed opened the hearing, announced the continuance to February 17, 2026, then closed the hearing.

**VI. Subdivision/Land Development**

Penn Wealth Planning – Ameriprise Financial Services, LLC – Waiver of Land Development (6444 Lower York Road, TMP No. 41-022-113)

The applicant, Penn Wealth Planning – Ameriprise Financial Services, LLC., requested a waiver of the Land Development process regarding the proposed addition to the existing building on the property located at 6444 Lower York Road (TMP No. 41-022-113).

*Planning Commission Motion: Upon a Motion by Gretchen Rice and seconded by Peter Brussock, it was agreed to approve the Waiver of Land Development Application for Ameriprise Financial Services, LLC, 6444 Lower York Road (Tax Map Parcel #41-022-113) subject to the comments and conditions listed in the Township Engineer’s review letter, prepared by Wynn Associates, Inc. and dated November 17, 2025.*

The applicant was represented by William Benner, Esq, Frank Policare, and Greg Glitzer, P.E.

**Res. 2026-25 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, it was unanimously agreed to approve the Waiver of Land Development Application for Penn Wealth Planning – Ameriprise Financial Services, LLC, 6444 Lower York Road (Tax Map Parcel #41-022-113) subject to:**

- **the comments and conditions listed in the Township Engineer’s review letter, prepared by Wynn Associates, Inc. and dated November 17, 2025;**
- **update and submit the Waiver of Land Development Plan to the satisfaction of the Township Engineer, Wynn Associates, Inc.;**
- **comply with any and all comments and recommendations of the Township Traffic Consultant, Bowman;**
- **comply with any and all comments and recommendations of the Bucks County Health Department;**
- **execute all waiver of land development agreements and documents, all in a form and manner established and/or approved by the Township Solicitor;**
- **comply with the rules, regulations and ordinances of Solebury Township; and**
- **comply with all applicable building and environmental regulations, including local, state, and federal requirements, including but not limited to, the American with Disabilities Act.**

**VII. Presentation**

North Wales Water Authority – PFAS Treatment & Proposed Water Storage Tank

Joseph E. Murphy, Director of Operations North Wales Water Authority (NWWA) presented a PowerPoint presentation (copy of which is attached) on PFAS Treatment & Proposed Water Storage Tank. Highlights of the presentation included: an overview of PFAS risk and regulatory landscape,

challenges to address, granular activated carbon, treatment building, proposed location, proposed silo tanks and system redundancy and reliability.

#### 2025 Township Achievements

The Board of Supervisors presented the accomplishments for 2025 (copy of which is attached).

### **VIII. New Business**

#### Resolution Authorizing the Appointment of Timothy Luccaro as Deputy Tax Collector

**Res. 2026-26 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to appoint Timothy Luccaro as Deputy Tax Collector.**

#### Comprehensive Plan Committee Request for Approval of Uhl & Associates Proposal for Updated Sustainable Water Supply Evaluation – Aquetong Creek Drainage Basin

James Searing, Comprehensive Plan Chairman, gave an overview of the proposal and history of previous water supply evaluations.

*The Comprehensive Plan Committee requested the Board approve the Uhl & Associates Proposal for Updated Sustainable Water Supply Evaluation – Aquetong Creek Drainage Basin as part of the development of the Township’s Comprehensive Plan.*

John DeAndrea, resident, commented on public utility companies conducting the study.

**Res. 2026-27 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to approve the Uhl & Associates Proposal for Updated Sustainable Water Supply Evaluation – Aquetong Creek Drainage Basin.**

#### 2026 Fee Schedule Update – Authorization to Approve

The updates to the 2026 Fee Schedule included the following:

Existing:

SOLICITATION PERMIT FEES

1. 30 days or more, per license \$200
2. Less than 30 days, per license \$40

Change requested:

SOLICITATION PERMIT FEES

1. 30 days, per license \$200
2. Per day less than 30 days, per license \$40

**Res. 2026-28 – Upon a motion by Mr. Yudin, seconded by Ms. Cheever, it was unanimously agreed to approve the update to the 2026 Fee Schedule regarding the Solicitation Permit Fees.**

#### Proposal for the removal of TMP Nos. 41-008-035 and 41-008-036 (Lower York Road) from the Solebury Township Agricultural Security Area

The applicants, Sandra Affatato DiNardo and Antonio DiNardo, submitted a request for removal of certain parcels (TMP Nos. 41-008-035 and 41-008-036, Lower York Road) from Solebury Township's Agricultural Security Area Designation.

**Re. 2026- 29 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Yudin, it was unanimously agreed to approve the applicants’ request for removal of TMP Nos. 41-008-035 and 41-008-036 (Lower**

York Road) from the Solebury Township Agricultural Security Area, as well as, authorize the Township Solicitor to complete the filing with Bucks County Recorder of Deeds.

**IX. Public Comment**

**X. Adjournment**

The meeting was adjourned at 7:36 pm.

Respectfully submitted,  
Catherine Cataldi, Secretary

# PFAS Treatment & Proposed Water Storage Tank



# Agenda

- Introduction
- Overview
- Treatment
- Infrastructure Integration
- Q & A



# Overview of PFAS Risk and Regulatory Landscape

## Current & Upcoming Regulatory Standards:

The current state MCL for PFOA is 14 ppt, PFOS is 18 ppt. These values were published in 2023 and adopted in 2024 for systems serving over 350 people; adopted in 2025 for systems serving 350 or fewer people.

The EPA will federally establish an MCL of 4 ppt for both PFOA and PFOS by 2029.

Non-compliance carries fines and mandatory corrective actions.

## Implications:

Source water and treated drinking water show detectable PFAS above the **new** MCLs.

Action required to maintain compliance and protect public health.

# Challenges to Address

- Elevated PFAS concentrations in treated water
- Increased regulatory stringency with mandatory compliance deadlines
- Existing treatment systems are not capable of removing PFAS to new limits
- Limited storage capacity and lack of fire protection
- Multiple separate systems with limited redundancy and operational flexibility



# Why Granular Activated Carbon (GAC)?



Proven PFAS Removal as GAC effectively absorbs long-chain and many short-chains PFAS.



Scalable and Flexible as it can expand with demand and future regulatory changes.



Operationally Manageable as we have the capacity to operate and maintain with existing skillsets.

# Location





Stampf Associates  
architecture + planning  
Sa

**NW**  
North Wales Water Authority

**NW** WATER FILTRATION BUILDING  
Highway 100, Subdivision  
Haver Hill, PA  
2014-01-13



Stampf Associates  
architecture + planning  
Sa

**NW**  
North Wales Water Authority

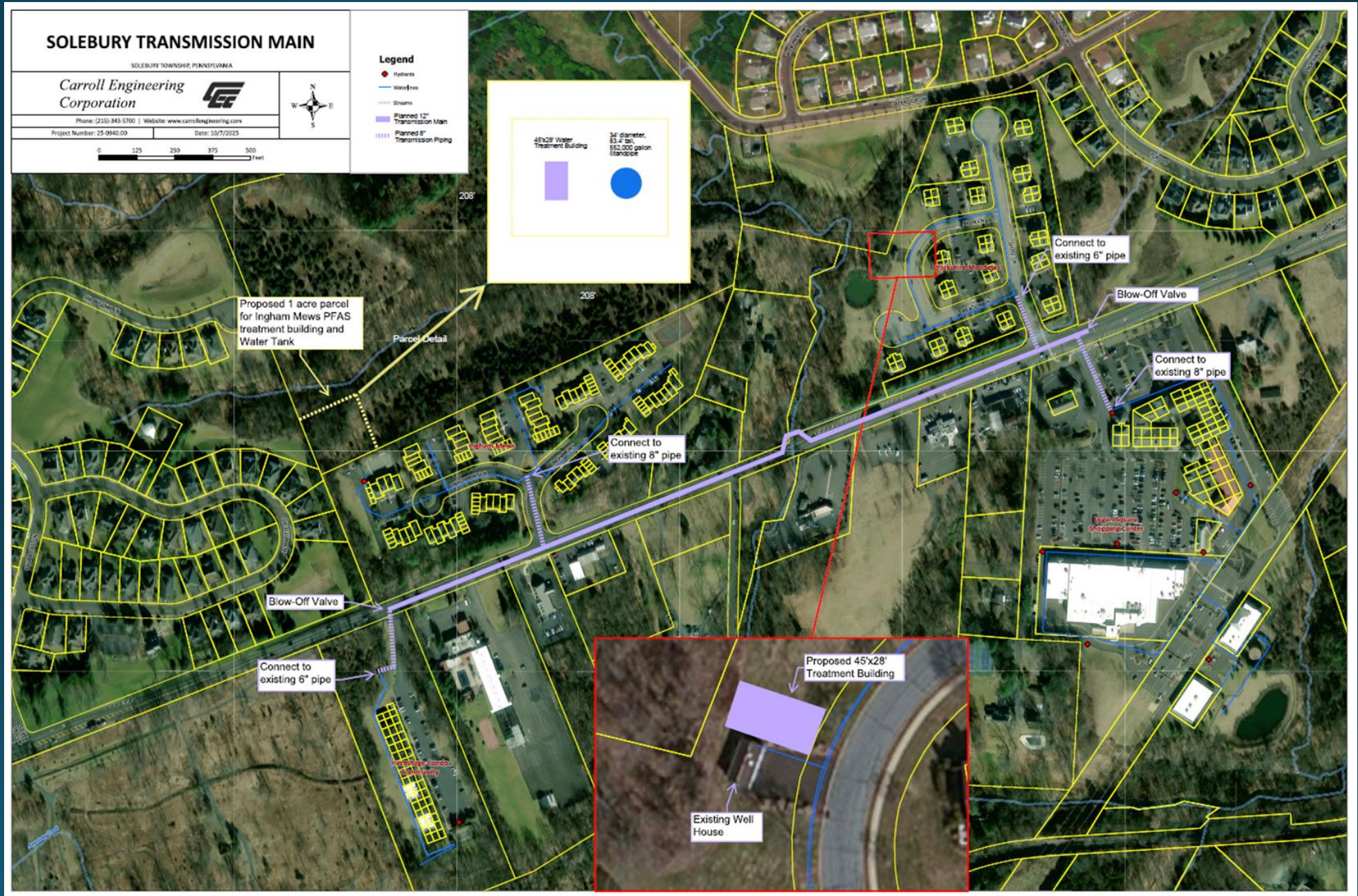
**NW** WATER FILTRATION BUILDING  
Highway 100, Subdivision  
Haver Hill, PA  
2014-01-13

# Treatment Building

# Parchment Drive



# Proposed Location





**NWWA WATER FILTRATION BUILDING**  
Ingham Mews Subdivision  
New Hope, PA  
2026-002.000  
2026-01-13  
THIS DOCUMENT IS CONFIDENTIAL AND PROPERTY OF STAMPFL ASSOCIATES, LLC AND IS LOANED FOR USE IN THIS TITLE PROJECT ONLY AND MAY NOT BE REPRODUCED IN PART OR WHOLLY WITHOUT EXPRESS WRITTEN PERMISSION OF STAMPFL ASSOCIATES, LLC.

# Proposed Silo Tank

# System Redundancy & Reliability



**Connection to Existing Systems -**  
Proposed interconnections between  
4 previously independent systems:

*Ingham Mews*  
*Logan Square*  
*Hermitage*  
*Yorkshire Meadows*



**Proposed Solution-** Silo style water tank adds emergency storage.



**Outcome –** Water supply and quality with better preparedness for power outages, main breaks, or emergency events

# Closing Remarks



Thank you for the opportunity!



We are committed to ensuring the highest quality water for our community.



Contact Phone: 215-699-4836 ext  
1115

Q & A





## Solebury Township Achievement Summary – 2025

### Introduction

During 2025, the Solebury Board of Supervisors addressed over 228 issues. The Supervisors met at least 42 times during the year. In addition, all Supervisors are liaison to multiple Township Committees and attended these usually monthly meetings.

Special mention should be made of the resident volunteer committees. Approximately 81 resident volunteers were members of numerous committees and other groups. They continue to provide the foundation of many Township activities and decisions. In aggregate, they met at least 96 times during the year. They discussed and analyzed important topics that many were eventually provided to the Board of Supervisors for consideration and implementation.

Additionally, Supervisors and Township staff participated in many community, contractor and resident meetings.

The following is a high-level summary of Township accomplishments.

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### Administration

- Renovations to the Zoning & Permit offices were completed
- Township staff advanced work on developing a dark skies ordinance.
- The Township website was redesigned. Social media remains a key communication tool, steadily evolving and expanding its reach to nearly 1,000 followers.
- The Township engaged Kimmel Bogrette Architecture to prepare working plans to support funding applications and submitted a grant request to construct major portions of the Phase I trail system. The proposed project would extend the existing trail from Logan Square to Reeder Road and add a parking lot at the Solebury Green property.
- Solebury Township received an award from the Alternative Fuels Incentives Grant program for the purchase of the PD Chevy Blazer PPV EV.
- Submitted an EOI for the DVRPC Travel Options Program (TOP) for development of an electric shuttle program.
- Solebury Township was selected to receive 250 native tree seedlings from the Keystone 10 Million Trees Program.
- Supported the Board of Supervisors as they approved the installation of solar energy for the Township Municipal Building and Public Works Garage. This was motivated by concerns for environmental sustainability as well as significant financial savings.

### Comprehensive Plan

- The Comprehensive Plan Committee, in partnership with the Bucks County Planning Commission, worked throughout the year on updating the Township's Comprehensive Plan. This effort will- be completed in 2026
- Coordinated 6 Issue Forums leading to data collection efforts.

- When completed the Comprehensive Plan will set the priorities for the Township during the next 10 years.

### **Deer Management**

- Following a slight decrease in 2024, deer management efforts increased in 2025. The program will continue into 2026.

### **Environmental Advisory Council / Sustainability**

- New ordinances supporting alternative energy and electric vehicle charging were adopted.
- Alternative Energy and EV Charging -New ordinances supporting alternative energy and electric vehicle charging were adopted.
- The Sustainability Subcommittee (SSC) held the 2"d Annual Sustainability Forum at New Hope - Solebury High School in partnership with the NHS Environmental Club.
- Created educational content shared on the Township website and social media platforms.
- First Community Energy Series Workshop held at Bucks County Audubon Society Honey Hollow Nature Center in conjunction with the SSC & EvolveEA (consultants).
- Held the 2025 Electronics Recycling Event at New Hope -Solebury High School.
- Held 2 Energy Transition Committee (ETC) Workshops in partnership with EvolveEA.
- Developed an Adopt a Township Road Program (AATR) in partnership with Hugh Marshall to launch in early 2026.
- Organized a yard tree giveaway in partnership with PECO and PHS.

### **Farming**

- The Farm Committee prepared a draft ordinance amendment addressing farmworker housing. The draft is under review by the Township Solicitor and will be presented to the Board of Supervisors for authorization to advertise.
- Supported the Board of Supervisors to approve Agricultural Accessory Use Ordinance

### **Financial Overview**

- Moody's has reaffirmed the Township's Aa1 bond rating, citing its strong financial position and a trend of consistent improvement in recent years. Township staff participated in a recent review with Moody's, during which the agency confirmed the rating and provided a stable and positive outlook.
- The Township is able to address all operating expenses within the current real estate tax millage level, despite rising costs associated with fire protection and emergency medical services. Existing revenues allowed the Township to support the first year of a volunteer firefighter stipend program and to continue providing financial assistance to Township volunteer fire companies and emergency services organizations for annual operating needs and future capital funding, without increasing the tax rate.
- The Township realized approximately \$275,000 in additional interest earnings, attributable to favorable economic conditions and the successful renegotiation of banking relationships to secure higher interest rates. In addition, Land Preservation Funds continued to be invested through the U.S. Treasury's State and Local Government Series (SLGS) securities program, allowing the

Township to achieve higher yields while eliminating arbitrage risk and maintaining compliance with federal investment requirements.

### **Historical Architectural Review Board**

- Processed 20 HARB and Repair / Replacement In-Kind applications.
- Assisted with proposed minimum maintenance survey & drafted annual letter to homeowners.

### **Land Preservation**

- Two new conservation easements were established, protecting more than 40 acres of land. Two new conservation easements were established, protecting more than 40 acres of land. This includes the former Paxson Hill Farm and property owned by the Nakashima family.
- Continued with community outreach efforts to discuss land preservation owner as well as community advantages

### **Park & Recreation Dept.**

- Aquetong Spring Park
  - Installed benches along the Bird Loop Trail and held a "lottery" for purchasing by the public; expanded educational material available for residents along the Bird Loop Trail.
  - Fortified the existing dam at the spring by replacing the stone path over the dam, and increasing signage directing residents.
  - Hosted the first Egg Hunt for Hounds event during the Easter season to promote and support clean, safe disposal of dog waste.
- Laurel Park
  - Completed a total renovation of the pickleball courts including new court surface and striping, new nets and posts, and repairs to the chain link fencing.
  - Added International Play Equipment Manufacturers Association certified engineered wood fiber safety surfacing to the existing playground to enhance safety standards.
  - Refurbished and repainted the interior bathrooms in the snack stand.
- Pat Livezey Park
  - Completed construction of two soccer kickboards at the lower park athletic fields.
  - Added International Play Equipment Manufacturers Association certified engineered wood fiber safety surfacing to the existing playground to enhance safety standards.
  - Successfully completed 5 weeks of Outdoor Summer Camp.
- Contracted with consultants Kimmel-Bogrette to begin the Master Concept Planning process for Solebury Green and deliver designs that reflect the goals and values of the community. Work began on updating this plan, which is progressing well and expected to be nearly complete by early 2026.

## **Permitting**

- Responded to 24 property complaints with letters or stop work orders, resolving 19 of those complaints.
- Launched a paperless permitting system (portal) in January 2025 for residential and commercial construction, and zoning permits. Applicants can now upload documents and pay electronically, resulting in a more efficient process and positive feedback from the community.
- As of November 2025, 461 permits were issued and 257 Certificates of Occupancy
- Implemented the Fire Inspection Program in July 2025 in coordination with local fire departments. Introduced a synchronized Knox Box installation system for commercial businesses and residential properties with driveway gates.

## **Planning Commission**

- Supported the review of the following ordinances
  - Lighting Ordinance & Warehouse
  - Electric Vehicle Charging Station
  - Fire Code
  - Agricultural Accessory Use
  - Housing for Agricultural Workers
  - Alternative Energy
  - Preserved Land Setback Amendment
- Assisted with two land development applications
- Reviewed 3 Conditional Use applications

## **Police Dept**

- Transitioned to new handguns equipped with Red Dot Sights, improving both accuracy and safety.
- Secured a \$45,000 grant to purchase Red Dot Sight handguns, portable shields, and less-lethal 40mm shot launchers.
- Obtained \$58,000 grant to implement Pathfinder, a new records management system that modernizes reporting and recordkeeping processes.
- Purchased solar-powered, portable speed signs to better educate motorists about their driving speeds with the intent of enhancing traffic safety.
- Placed the Department's first all-electric vehicle into service-one of the first law enforcement EVs in Bucks County.
- Hosted the first annual Bike Rodeo, promoting bike safety for children and families. Organized the first annual Fill a First Responder Food Drive to support local food banks. Successfully participated in the Drug Take Back Day, collecting unused or expired medications for safe disposal.
- Published the first Annual Report in the Department's history, providing transparency and accountability to the community.
- The Police Dept also held another highly successful National Night Out in August and Halloween Movie Night in October.

## **Public Works Department**

- Litigation related to Old Carversville Road was settled. Township Admin Staff also secured outside funding through the Bucks County Dirt and Gravel Road Program to cover nearly half of the required improvements. Related work is scheduled for completion in 2026.
- North Pointe Development Road Work
  - Completed an Oil and Chip treatment followed on all roads in the development.
  - Mastic repairs to 82 storm inlets and full crack sealing.
  - Collectively, this two-year project improved road preservation and drainage
- Balanced day-to-day Township operations with the added responsibility of maintaining the Lake Solebury property. The department coordinated with contractors to secure competitive bids for immediate needs and long-term projects. Cleanup efforts included removal of 3 boats; 1 floating dock; 1 pontoon boat base; 2 large tires; 2 thirty-foot pipes; Trash, debris, and plastic bottles
- Cleared all offices and bays of debris at the lower structures. Recycled 3 loads of metal, with proceeds provided to the Township accounts.

## **Quarry**

- Lake Solebury Acquisition – The Township purchased the former New Hope Crushed Stone quarry property (Lake Solebury) for \$3.2 mil. With the negotiated lease agreement with Solebury School, release of a lien with the DEP, utilizing existing structures on the property and the recent Department of Conservation and Natural Resources grant of \$800,000, the net acquisition cost to the Township is less than \$500,000.
- The former New Hope Crushed Stone quarry property has been named “Lake Solebury”. This reference will remain for 2 years until the Township is able to determine the community preference for the permanent name.
- Approximately by the middle of 2026 interviews will commence for the resident Lake Solebury Committee members who will assist with developing concepts for the 166-acre Township property.

## **Zoning Hearing Board**

- Fifteen applications were reviewed.