

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
April 21, 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 Renee Scally, Finance/Communications Coordinator. Mark L. Freed, Township Solicitor, Curtis J. Genner Jr., P.E., Township Engineer, and Mark A. Roth, P.E., Township Traffic Engineer were 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 – April 16, 2026

Res. 2026-60 – Upon a motion by Mr. Yudin, seconded by Mr. Morrissey, the list of Bills Payable dated April 16, 2026 was unanimously approved as prepared and posted.

III. Approval of Meeting Minutes – April 7, 2026

This topic was eliminated and is to be heard on the next Board of Supervisors meeting.

IV. Supervisor Comment

- Mr. Baum Baicker congratulated the Township on a successful Housing Forum.
- Mr. Morrissey commented on the Housing Forum and announced that another segment was being planned.
- Mr. Baum Baicker congratulated Township Manager Christopher Garges on his seventeenth (17th) Boston Marathon.

V. Presentations

Solebury Township Committees & Boards 2026 Priorities – Presentation by Chairpersons

- Farm Committee – Josh Perlsweig offered an overview of projects worked on by members of the Farm Committee, including the Accessory Use Ordinance, Farmworker Housing Ordinance and Deer Fencing Ordinance for agricultural properties. Mr. Perlsweig expressed gratitude to Annelise Dahlin for working with the Farm Committee to organize the next Farm Tour within the Township.
- Parks & Recreation Board – The Chair from Parks & Recreation did not attend.
- Land Preservation Committee – Kurt Leasure and Sally Drayer expressed gratitude to the other committee members, liaison, solicitor and administrative staff and gave an overview of the committee’s achievements and goals.
- Planning Commission – The Chair from the Planning Commission did not attend.
- Environmental Advisory Committee – Eric Allen, Chairman offered an update on the Energy Transition Workplan being finalized by the Sustainability Sub Committee, Energy Transition Sub Committee and EvolveEA consultant. Mr. Allen offered an overview of recent initiatives and ongoing initiatives, including: community outreach; electronic waste events; water

management; the ban on single use plastics; deer management; and the research and implantation of restrictions on two stroke gasoline powered lawn maintenance equipment.

- Historical Architectural Review Board – The Chair from the Historical Architectural Review Board did not attend.

VI. Old Business

Lower Mountain Road Traffic Restriction Update

Mark Roth, Township Traffic Engineer offered background information and an update to the Traffic Restriction on Lower Mountain Road.

Mr. Roth recommended the Board conduct one (1) additional data collection study in mid to late May (prior to Memorial Day weekend) to collect one more data point for comparison purposes.

John Goldberg, resident, questioned how many warnings and violations were issued along Lower Mountain Road during the traffic restrictions. Mr. Goldberg commented on the speeding along Lower Mountain Road and the volume of traffic.

Chris Cornwall, resident, commented on the speeding concerns and safety concerns with the blind curve and residents coming out of their driveways.

Mr. Yudin questioned the data and speed volumes.

Res. 2026-61 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to authorize the Township to conduct one (1) additional data collection study on Lower Mountain Road in mid to late May (prior to Memorial Day weekend) to collect one more data point for comparison purposes.

VII. Public Hearing

Historical Architectural Review Board- Certificate of Appropriateness – Steve Young (3592 Aquetong Road, TMP # 41-002-090)

The applicant, Steve Young, is interested in applying six (6) vintage-style wooden storm windows to the exterior with trim painted white to match the existing trim on the structure of the property located at 3592 Aquetong Road, Carversville, Solebury Township, TMP No. 41-002-090.

HARB MOTION: Upon a Motion by Larry Peseski, seconded by Marnie Newman, HARB unanimously recommended the issuance of a Certificate of Appropriateness for the application to install six vintage-style custom wood frame storm windows in the same style, with a white sheen color to match the existing house trim as presented, and per application, dated February 18, 2026.

Res. 2026-62 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Cheever, it was unanimously agreed to authorize the Certificate of Appropriateness to TMP No. 41-002-090, 3592 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)

The applicant, Shire York Holdings LLC, proposed 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).

PC MOTION: A motion was made by Amishi Joshi Castelli and seconded by Peter Brussock to recommend Preliminary/Final Land Development and Conditional Use approval with requested waivers to Shire York Holdings, LLC, located at 6538 Lower York Road (TMP #41-022-142) conditioned upon the four Township consultant review letters that include:

- *Wynn Associates, Inc., dated January 20, 2026*
- *Solebury Township Zoning Officer, dated January 20, 2026*
- *Bowman, dated January 20, 2026*
- *Simone Collins Landscape Architecture, dated January 19, 2026*

Other conditions of approval:

- *Comply with the Solebury Township Parks and Recreation Board recommendation regarding future trail,*
- *Additional waiver as recommended by Simone Collins Landscape Architecture related to requirements for building landscaping according to Section 520.1(I),*
- *Incorporate the PowerPoint presentation provided by the Applicant into the Environmental Impact Assessment as an exhibit, and*
- *Provide additional pedestrian awareness/crossing and turning signage at the intersection of Shire Drive and Route 202.*

The motion carried 6-0

Mr. Freed opened the hearing and presented the exhibits.

Party status was granted to Kenneth Mintz.

The applicant was represented by Bryce H. McGuigan, Esquire, of Begley, Carlin & Mandino, LLP, Sean D. McGranahan, P.E., Van Cleef Engineering, Dave Warner, Traffic Engineer, John H. Kennedy, AICP, Kennedy & Associates, LLC, John Lottier, John Weisbrot, and Robert Castellano

Following testimony, the hearing was closed.

Res. 2026-63 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to accept Kenneth Mintz’s request for party status.

Res. 2026-64 - Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis it was unanimously agreed to approve the Shire York Holding LLC Conditional Use application conditioned upon the following:

- 1. The Applicant shall proceed in accordance with its application, the plans submitted, all supporting material, and all representations made by and on behalf of the Applicant.**
- 2. The Applicant shall proceed in accordance with the comments and recommendations of the Township Engineer set forth in his letter of January 20, 2026.**
- 3. The Applicant shall proceed in accordance with the comments and recommendations of the Township Zoning Officer set forth in his letter of January 20, 2026.**
- 4. The Applicant shall proceed in accordance with the comments and recommendations of the Township Traffic Engineer set forth in his letter of January 20, 2026.**
- 5. The Applicant shall proceed in accordance with the comments and recommendations of the Township Land Planner set forth in its letter of January 19, 2026.**

6. The Applicant shall proceed in accordance with the conditions recommended by the Solebury Township Planning Commission in its recommended approval of the application on March 23, 2026.
7. The Applicant shall comply with the rules, regulations and ordinances of Solebury Township, the Commonwealth of Pennsylvania, the United States government and especially with the Solebury Township Zoning Ordinance and Subdivision and Land Development Ordinance.
8. The Applicant shall obtain all permits and approvals from any agencies having jurisdiction over same to the extent applicable.
9. The Applicant shall pay all Township expenses related to the application to the extent not paid.

VIII. New Business

Shire York Holdings LLC – Preliminary/Final Land Development (6538 Lower York Road, TMP No. 41-022-142)

The applicant, Shire York Holdings LLC, proposed the development of an indoor pickleball facility at 6538 Lower York Road, TMP No. 41-022-142. The application is a preliminary/final land development plan resubmission for the development of an approximately 22,400 square foot building accommodating eight (8) pickleball courts with 76 parking spaces.

PC MOTION: A motion was made by Amishi Joshi Castelli and seconded by Peter Brussock to recommend Preliminary/Final Land Development and Conditional Use approval with requested waivers to Shire York Holdings, LLC, located at 6538 Lower York Road (TMP #41-022-142) conditioned upon the four Township consultant review letters that include:

- *Wynn Associates, Inc., dated January 20, 2026*
- *Solebury Township Zoning Officer, dated January 20, 2026*
- *Bowman, dated January 20, 2026*
- *Simone Collins Landscape Architecture, dated January 19, 2026*

Other conditions of approval:

- *Comply with the Solebury Township Parks and Recreation Board recommendation regarding future trail,*
- *Additional waiver as recommended by Simone Collins Landscape Architecture related to requirements for building landscaping according to Section 520.1(I),*
- *Incorporate the PowerPoint presentation provided by the Applicant into the Environmental Impact Assessment as an exhibit, and*
- *Provide additional pedestrian awareness/crossing and turning signage at the intersection of Shire Drive and Route 202.*

The motion carried 6-0

Discussion ensued on areas of the building design that address sound, including a steel building with insulation and noise absorbing curtains.

Discussion ensued on the traffic generation, proposed modifications to the intersection and parking.

Mr. Francis asked for an overview of the Stormwater Management, particularly the impact it may have on Aquetong Creek, and an overview of design changes made to mitigate Mr. Mintz's concerns.

Members of the public commented on the application. Comments included the issues/concerns presented by adjacent property owners and ecological safety of Aquetong Creek.

A proposed motion was made by Mr. Francis to approve the Shire York Holding LLC Preliminary/Final Land Development and Waiver Request conditioned upon the following:

1. The Applicant shall proceed in accordance with its application, the plans submitted, all supporting material, and all representations made by and on behalf of the Applicant.
2. The Applicant shall proceed in accordance with the comments and recommendations of the Township Zoning Officer set forth in his letter of January 20, 2026.
3. The Applicant shall proceed in accordance with the comments and recommendations of the Township Engineer set forth in his letter of January 20, 2026.
4. The Applicant shall proceed in accordance with the comments and recommendations of the Township Traffic Engineer set forth in his letter of January 20, 2026.
5. The Applicant shall proceed in accordance with the comments and recommendations of the Township Land Planner set forth in its letter of January 19, 2026.
6. The Applicant shall proceed in accordance with the comments and recommendations of the new Hope Eagle Fire Company Chief dated September 8, 2025 and additional comments dated March 23, 2026.
7. The Applicant shall proceed in accordance with the recommendation of the Solebury Township Board of Parks and Recreation as approved at its November 17, 2025 meeting.
8. The Applicant shall proceed in accordance with the decision of the Zoning Hearing Board dated January 10, 2024, as may be modified on appeal.
9. The Applicant shall comply with the rules, regulations and ordinances of Solebury Township, the Commonwealth of Pennsylvania, the United States government and especially with the Solebury Township Zoning Ordinance and Subdivision and Land Development Ordinance.
10. The Applicant shall obtain all permits and approvals from any agencies having jurisdiction over same to the extent applicable.
11. The Applicant shall pay all Township expenses related to the application to the extent not paid.

Res. 2026-65 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to amend the motion on the table to include the following:

1. **The Applicant shall reevaluate and propose changing deciduous trees identified on the plans to evergreen trees and/or adding additional evergreen trees to the project to block vehicle headlights shining toward neighboring properties, to the satisfaction of the Township Landscape/Planner consultant.**
2. **The project shall be limited to 60 parking spaces, as approved in the Zoning Hearing Board decision dated January 10, 2024.**

Res. 2026-66 – Upon a motion Mr. Francis, seconded by Mr. Baum Baicker, it was unanimously agreed to approve the Shire York Holding LLC Preliminary/Final Land Development and Waiver Request conditioned upon the following:

1. **The Applicant shall proceed in accordance with its application, the plans submitted, all supporting material, and all representations made by and on behalf of the Applicant.**
2. **The Applicant shall proceed in accordance with the comments and recommendations of the Township Zoning Officer set forth in his letter of January 20, 2026.**
3. **The Applicant shall proceed in accordance with the comments and recommendations of the Township Engineer set forth in his letter of January 20, 2026.**
4. **The Applicant shall proceed in accordance with the comments and recommendations of the Township Traffic Engineer set forth in his letter of January 20, 2026.**
5. **The Applicant shall proceed in accordance with the comments and recommendations of the Township Land Planner set forth in its letter of January 19, 2026.**
6. **The Applicant shall proceed in accordance with the comments and recommendations of the new Hope Eagle Fire Company Chief dated September 8, 2025 and additional comments dated March 23, 2026.**

7. The Applicant shall proceed in accordance with the recommendation of the Solebury Township Board of Parks and Recreation as approved at its November 17, 2025 meeting.
8. The Applicant shall proceed in accordance with the decision of the Zoning Hearing Board dated January 10, 2024, as may be modified on appeal.
9. The Applicant shall comply with the rules, regulations and ordinances of Solebury Township, the Commonwealth of Pennsylvania, the United States government and especially with the Solebury Township Zoning Ordinance and Subdivision and Land Development Ordinance.
10. The Applicant shall obtain all permits and approvals from any agencies having jurisdiction over same to the extent applicable.
11. The Applicant shall pay all Township expenses related to the application to the extent not paid.
12. The Applicant shall reevaluate and propose changing deciduous trees identified on the plans to evergreen trees and/or adding additional evergreen trees to the project to block vehicle headlights shining toward neighboring properties, to the satisfaction of the Township Landscape/Planner consultant.
13. The project shall be limited to 60 parking spaces, as approved in the Zoning Hearing Board decision dated January 10, 2024

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

The proposed amendment revised the Zoning Ordinance to provide for Farm Worker Housing. At the March 17, 2026 Board meeting the Board unanimously agreed additional discussion was needed and the Township Administration was asked to work with the Township Solicitors to resolve drafting issues.

Mr. Freed offered an overview of the ordinance.

Mr. Morrissey expressed gratitude to Hanna Howe, Township staff, Township Solicitors and all past and present Farm Committee and Planning Commission members for the time spent on this ordinance.

Josh Perlsweig commented on the Farm Committee’s support for the ordinance.

Tim Luccaro expressed gratitude and commented on the need to reassess the ordinance over time.

Gary Manoff expressed gratitude and asked for clarification on the active agricultural acreage restriction.

Stephen Phillips, resident, questioned the definition of active farm land.

Res. 2026-67 – Upon a motion by Mr. Morrissey, seconded by Mr. Baum Baicker, it was unanimously agreed to authorize Township Administration to send the ordinance to the Solebury Township and Bucks County Planning Commissions for review, as well as, authorize the advertisement of the ordinance for adoption at a future Board of Supervisors meeting.

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

The proposed amendment revises the Floodplain and Zoning Ordinance to add language to allow for deer fences in areas that they are currently restricted.

Stephen Phillips expressed gratitude to the Township.

Res. 2026-68 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to authorize Township Administration to send the ordinance to the Solebury Township and Bucks County Planning Commissions for review, as well as, authorize the advertisement of the ordinance for adoption at a future Board of Supervisors meeting.

Intergovernmental Agreement – Between Solebury Township and New Hope Borough – Fuel Costs Associated with Co-Responder Agreement

The proposed Intergovernmental Agreement is between Solebury Township and New Hope Borough for sharing of fuel costs for the Bucks County Human Services Co-Responder Initiative.

Res. 2026-69 – Upon a motion by Mr. Francis, seconded by Ms. Cheever, it was unanimously agreed to authorize the Intergovernmental Agreement.

Ratify Co-Responder Agreement with Bucks County

At the December 9, 2026 Board of Supervisors meeting the Board made a motion to authorize Chief Kelly Warner and Township Manager Christopher Garges to execute the Memorandum of Understanding between the Police Department of Solebury Township and the County of Bucks Human Services Division regarding the Human Services Co-Responder Initiative. Following the meeting Bucks County requested a change in the agreement regarding the Township provide fuel for the vehicles being used in the Human Services Co-Responder Initiative. Solebury Township and New Hope Borough worked out an agreement to cover the fuel costs.

Res. 2026-70 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to ratify the Co-Responder Agreement with Bucks County.

IX. Public Comment

- Stephanie Magill, resident, commented on her interest in the installation of a dry lot on her residents and the zoning restrictions being faced.

X. Adjournment

The meeting was adjourned at 9:36 pm.

Respectfully submitted,
Catherine Cataldi, Secretary