

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
July 30, 2026 – 6:00 P.M.
Solebury Township Hall/Virtual - Hybrid Meeting
MEETING MINUTES

Attendance: Mark Baum Baicker, Chair, Kevin Morrissey, John S. Francis, Rickie Yudin, Christopher Garges, Township Manager, Michele Blood, Assistant Township Manager, and Catherine Cataldi, Township Secretary. Mark L. Freed, Esq., Township Solicitor, Curtis J. Genner Jr., P.E., Township Engineer, Pankaj Jobanputra, Township Planner, and Mark Roth, P.E., Township Traffic Engineer were also in attendance.
Absent: Christy Cheever, Vice-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 – June 29, 2026, July 16, 2026 and July 30, 2026

Res. 2026-96 – Upon a motion by Mr. Yudin, seconded by Mr. Francis, the list of Bills Payable dated June 29, 2026, July 16, 2026 and July 30, 2026 were unanimously approved as prepared and posted.

III. Approval of Meeting Minutes – June 16, 2026

Res. 2026-97 – Upon a motion by Ms. Francis, seconded by Mr. Morrissey, the Minutes of the June 16, 2026 meeting were approved by majority vote and posted.

In Favor: Mr. Morrissey; Mr. Francis and Mr. Yudin

Abstained: Mr. Baum Baicker

Absent: Ms. Cheever

IV. Announcements/Resignations/Appointments

Executive Session

Mr. Baum Baicker announced that an Executive Session was held on Thursday, July 30, 2026, prior to the meeting, dealing with Zoning Matters.

V. Supervisor Comment

- Mr. Morrissey commented on the progress of the Comprehensive Plan.
- Mr. Morrissey commented on and requested that the Township Manager work with the Pennsylvania Department of Transportation to set up a community meeting on the Route 202 roundabout project.
- Mr. Baum Baicker commented on the Township Summer Camp and expressed gratitude to Dudley Rice and Annelise Dahlin on their work put in managing the program.
- Mr. Baum Baicker announced the joint Police Department National Night Out to be held Monday, August 3, 2026.
- Mr. Baum Baicker recognized Justin Kling with words of remembrance.

VI. Presentation

Solebury Township Police Department – Commendations and Retirement Recognition

Kelly Whitman, Chief of Staff, on behalf of Representative Tim Brennan, presented a Citation from the Pennsylvania House of Representatives to Officer Philip Varcoe and expressed gratitude for his time served. Senator Steven J. Santarsiero expressed gratitude to Officer Varcoe and his wife for his service. Senator Steven J. Santarsiero presented Officer Varcoe with a State Senate and Governor's citation, as well as a flag of the Commonwealth flown over the Pennsylvania State Capitol. Chief Kelley Warner recognized Officer Varcoe for his time served with the Solebury Township Police Department. Officer Philip Varcoe expressed gratitude to the community, Board of Supervisors, and Township staff.

Chief Warner presented a Commendation Merit to Detective Sergeant Jonathan Koretzky for conducting a diligent investigation following a February 4, 2024 burglary of New Hope Pharmacy resulting in the development of critical investigative leads and helping to connect this incident to a larger multi-jurisdictional pharmacy burglary operation.

Chief Kelley Warner presented a Commendation Merit to Detective Sergeant Jonathan Koretzky, Corporal Brendan Murphy, and Officer Larry Grawe, Jr. for their immediate action during a June 5, 2026 medical emergency resulting in the prevention of a potential tragedy.

Chief Warner presented a Commendation Merit to Officers Justin Broskey and Larry Grawe for their proactive and decisive actions during a March 13, 2026 regional broadcast regarding a missing endangered 90-year-old male with dementia resulting in her safely being reunited with family members.

Chief Warner presented a Commendation Merit to Corporal Aaron Soldavin for his exceptional passion, initiative and commitment to service during a March 7, 2026 call for an injured redtailed hawk resulting in the hawk receiving the care needed to make a full recovery. On May 7, 2026 Corporal Soldavin helped release the hawk back into the wild.

Chief Warner presented a Commendation Merit to Co-Responder Corrine Beck and Detective Josh Brooks for their professionalism, vigilance, and commitment to preserving life during an April 29, 2026 welfare concern resulting in individual being successfully revived.

Trail Task Force – Trail Feasibility Study

Paul Klug and Annelise Dahlin presented the Trail Feasibility Study (copy of which is attached).

The Board recognized the Trail Task Force and the Township Consultant, Bowman, for their time and efforts on this project.

Res. 2026-98 – Upon a motion by Mr. Morrissey, seconded by Mr. Yudin, it was unanimously agreed to approve and adopt the Trail Feasibility Plan as presented.

VII. Subdivision/Land Development

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

The applicant, Barley Custom Homes, L.L.C., proposes the minor two-lot subdivision of tax map parcel #41-013-096-005 located at 6633 School Lane, New Hope, Solebury Township, Bucks County.

Mr. Freed opened the topic and advised this is not a formal hearing.

The applicant was represented by Kenneth D. Federman, Esquire, Keith Boyd and Scott Drumbore.

The applicant presented an overview of the project. Discussion ensued with the Board regarding sinkholes, impervious surface, and environmental studies.

Mark C. Labrum, Esquire, counsel for Benjamin and Autumn Wilde, adjacent neighboring property owners expressed support for working with the Township and the Applicant's Engineers. Trevor Woodward, Gilmore & Associates, commented on and gave an overview of stormwater runoff risks from 6633 School Lane to adjacent properties.

The Board agreed that the Township Engineer and Applicant are to discuss and work out additional details prior to the hearing.

VIII. New Business

2026 Road Program – Bid Award

Bids were recieved and reviewed by Solebury Township.

Res. 2026-99 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to award the bid to the low bidder (Bray Brothers, Inc.) conditional upon receipt of insurance certificate, performance/payment bonds as specified by the bid documents.

Fuel – Bid Award

Bids for fuel have been received by the Bucks County Consortium and reviewed by Solebury Township Administration.

Res. 2026-100 - Upon a motion by Mr. Baum Baicker, seconded by Mr. Yudin, it was unanimously agreed to award the bid for Premium Unleaded Gasoline to Global Montello Group Co. and the bid for Ultra Low Sulfur Diseal Fuel to Riggins, Inc.

Snow Plowing 2026-2029 Bid – Authorization to Advertise

Res. 2026-101 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to authorize the Bidding for snow plowing for 2026 to 2029.

Solebury School Girls Dormitory - Acceptance of Improvements, Waiver of Maintenance Period, and Escrow Release

The request for escrow release and waiver of the maintenance period noted in the financial security agreement was received and reviewed by the Township Engineer.

Based on review of the previously submitted as-built plan and site conditions on June 19, 2026, the Township Engineer recommends that the Township issue final use and occupancy permit, and escrow may be released at the discretion of the Township upon satisfaction of the following remaining items:

- 1. The 100,000 gallon fire and domestic water storage tank was not installed as shown on the approved plan and as secured as part of the project. Upon receipt of support information, the Township should confirm that the fire and domestic water capacity of the water system meets applicable code requirements. In the case that the current water supply is adequate to serve the fire and domestic water demands in accordance with applicable codes, this office does not object to eliminating the 100,000 gallon storage tank from the scope of the project. It is the understanding of this office that the applicant/developer desires to eliminate the installation of the water storage tank from the project. If the elimination of the water storage tank is*

acceptable to the Township, the developer may be required to execute an amended development agreement.

- 2. Based on site inspection, it appears various plantings have been removed, however, have not been replaced. Areas noted include the center of the turnaround area, (10-27-23 IMG 8545 vs 6-19-26 Photo 01), southwest of underground storm detention near turnaround (10-27-23 IMG 8548 vs 6-19-26 Photo 07), east of dormitory on plan (10-27-23 IMG 8534 vs 6-19-26 Photo 11), buffer south and southeast of dormitory on plan (10-27-23 IMG 8527 vs 6-19-26 Photos 14/15), and north of dormitory on plan (10-27-23 IMG 8537 vs 6-19-26 Photo 16).*
- 3. Furthermore, some plantings noted above as well as the following mentioned appear to be in poor health/dead and must be removed and replaced. One located north of the entrance on plan (6-19-26 Photo 21).*
- 4. Site contains various patches primary surrounding the dormitory where additional seeding and mulching is required to achieve full stabilization (lawn condition pursuant to the grading plan). (6-19-26 Photos 10, 19, 20)*
- 5. This office recommends that deficient landscaping items (as described above) must be replaced prior to issuance of a final use and occupancy permit and prior to consideration of waiver of maintenance period.*
- 6. The current site impervious coverage is identified on the as-built plan as 481,335 square feet versus 480,575 square feet on land development planset (which does not provide an allowance for future/additional impervious improvements). However, provided as-built calculations demonstrate that the as-constructed stormwater management facilities will manage runoff in accordance with Ordinance requirements. Future projects involving impervious surfaces may require revised or separate grading/stormwater management permits be obtained to demonstrate compliance with Ordinance requirements in effect at time of future application(s).*

Res. 2026-102 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to authorize the Township Administration to issue final use and occupancy permit, release the escrow as requested and waive the maintenance period, conditioned on an amended development agreement to which the as-built plans will be attached and recorded.

Honorable Discharge – Employee No. 34

Res. 2026-103 - Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to authorize the honorable discharge and separation agreement of employee No. 34.

Resolution to Divest Personal Property to Midway Fire Company – Used Radios

Res. 2026-104 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Yudin it was unanimously agreed to approve the resolution to divest the 15 used police radios to Midway Fire Volunteer Company, as well as, deduct \$5,000 from Midway’s portion of Fund 26, the fire department capital fund.

Solebury Township Fire Apparatus Funds Request – New Hope Eagle Fire Company

New Hope Eagle Fire Company requested that the Solebury Township Board of Supervisors authorize the expenditure of one hundred three thousand six hundred eighty seven dollars and forty eight cents (\$103,687.48) from the Solebury Township Fire Apparatus Fund to assist the Fire Company with offsetting the cost of acquiring this new vehicle. The Fire Company would cover the additional costs associated with readying the vehicle for service.

Res. 2026-105 – Upon a motion by Mr. Yudin, seconded by Mr. Morrissey, it was unanimously agreed to authorize an expenditure from the Solebury Township Fire Apparatus Fund to assist the New Hope Eagle Fire Company with offsetting the cost of acquiring the new vehicle.

Resolution Designating Christopher Garges and Michele Blood as Officials to Execute All Multimodal Transportation Fund Grant Documents and Agreements for the Pedestrian Facilities Along Sukan Road Grant Application

Res. 2026-106 – Upon a motion by Mr. Francis, seconded by Mr. Yudin, it was unanimously agreed to adopt the Resolution granting authority to Christopher Garges and Michele Blood for execution of all documents associated with the Multimodal Transportation Fund Program Grant for the Pedestrian Facilities Along Sukan Road.

Employee Handbook Updates – Authorization to Draft

Res. 2026-107 - Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to authorize the Township Administration to draft the following three (3) updates to the Employee Handbook:

- 1. Create a sick leave incentive**
- 2. Create an optional health care optout**
- 3. Create an artificial intelligence policy as an appendix**

Request for Approval of Eagle Scout Project at Aquetong Spring Park

At the June 25, 2026 Parks & Recreation Board meeting, Mason Botts presented his Eagle Scout Project for the construction of a Bird Blind at Aquetong Spring Park. *Parks & Recreation Board Motion: On a motion by Paul Klug, second by Marc Blucas, the Board of Parks and Recreation, by unanimous vote, recommends to the Solebury Township Supervisors the approval of the Eagle Scout project of Mason Botts for the construction and installation of a Bird Blind at Aquetong Spring Park.*

Res. 2026-108 – Upon a motion by Mr. Yudin, seconded by Mr. Francis, it was unanimously agreed to approve the Eagle Scout project of Mason Botts for the construction and installation of a Bird Blind at Aquetong Spring Park.

Lower York Road (SR 202) Traffic Signal Improvement – Authorization to Release Payment No. 1

The Application and Certification for Payment No. 1, for the construction period to June 30, 2026, submitted by Armour & Sons Electric, Inc. for release of retained funds in the amount of fifty-nine thousand four hundred and forty-nine dollars and ninety-five cents (\$59,449.95) was reviewed and approved by the Township Traffic Engineer.

Res. 2026-109 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to approve the requested payment in the amount of fifty-nine thousand four hundred and forty-nine dollars and ninety-five cents (\$59,449.95).

Zoning Hearing Board Application – Rafael Sharon (7189 Center Bridge Road, TMP No. 41-019-005)– Authorize Solicitor to Attend

Res. 2026-110 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to authorize the Solicitor to attend the Zoning Hearing Board hearing/s for the Rafael Sharon Zoning Hearing Board application.

Zoning Hearing Board Application – 6436 Meetinghouse Road, LLC (6436 Meetinghouse Road, TMP No. 41-022-053-005)

This topic was eliminated from the agenda

IX. Public Comment

- Pat Yorks, resident, introduced the Friends of Pidcock Creek to the Board.

X. Adjournment

The meeting was adjourned at 8:19 pm.

Respectfully submitted,
Catherine Cataldi, Secretary



Master Trail Plan

Route 202 Feasibility Study Update

Agenda

- ❖ **Tonight's focus: Route 202 Corridor Feasibility Study**
- ❖ **Recap of work completed this year:**
 - January presentation on overall Master Trails Plan
 - Board prioritization of Trails projects
- ❖ **Work underway:**
 - Bowmans data-driven prioritization of Trails projects
 - Updates for township and county interested parties and planning efforts
 - develop draft of Master Trails Plan document
 - Route 202 Feasibility Study



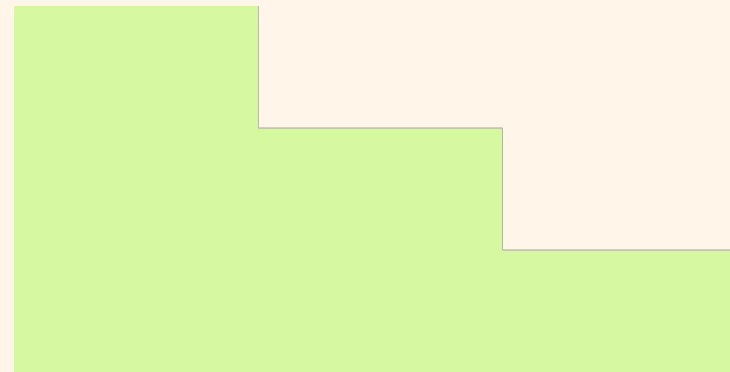
Solebury Township Master Trail Plan

❖ 2026 Game Plan

- Complete and approve master plan
- Integrate Master Trail Plan in various comprehensive plans
- Develop workable framework for 202 Corridor implementation

❖ 2027 and beyond

- Establish planning coordination with adjacent communities
- Implement 202 Corridor elements
- Implement non-202 Corridor elements based on community priorities



Trail Feasibility Study – Four (4) Alignments

Four (4) Alignments being considered:

1. Alignment A: Entirely on the south side of US 202 with connection via proposed trail through Solebury Green Park
2. Alignment A1: Entirely on the south side of US 202 with a separate trail within Solebury Green Park
3. Alignment B: begins on northwest side of US 202 from PA 179 to Shire Drive, then crosses to the southeast side.
4. Alignment C: Explores options on the south side of US 202 but set back farther from the corridor, within utility easements, Township land, and private property.

Trail Feasibility Study – Alternative Analysis

	Alignment A	Alignment A1	Alignment B	Alignment C
Properties Impacted	20	19	14	14
Public Road Crossings	2	2	3	2
Total Length	5,200 LF	4,000 LF	4,500 LF	5,400 LF
Permitting Requirements	High	High	High	Medium
Design Complexity	Low	Medium	Low	Med/High
Length of Travel Along Road	100%	85%	100%	Less than 10%
Impact of Traffic	Medium	Medium	High	Low
Quality of Serenity	Low	Low	Low	Med/High
Construction Complexity	Low	Medium	Low	Med/High

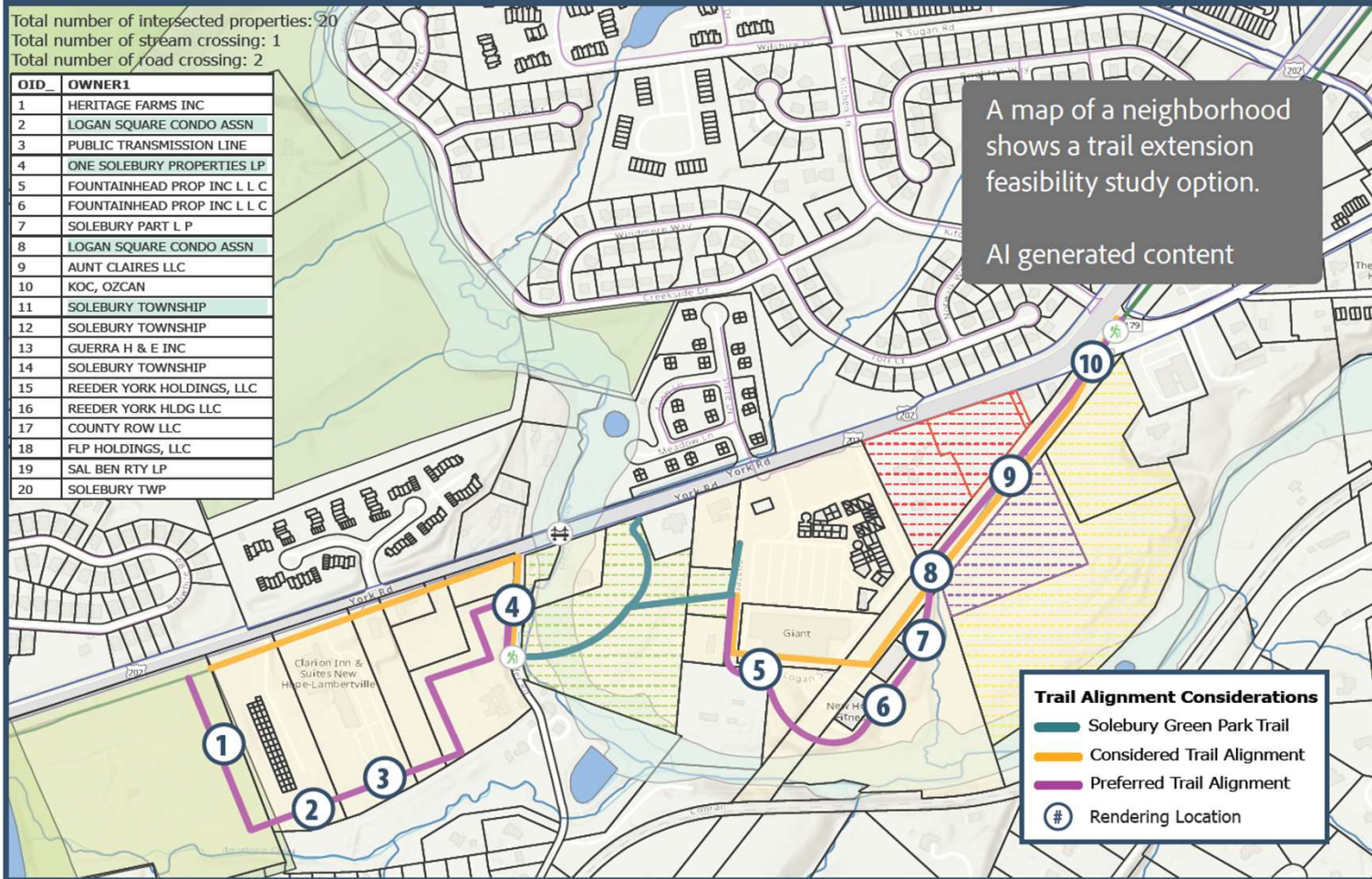
Trail Feasibility Study – Preferred Alternative

- From the community survey for the Comprehensive Plan, the majority of Township residents work from home or outside the Township, meaning not many people will be using the trail for active transportation and instead be using it for recreational purposes and access.
- A trail along busy and noisy 202 goes against the goal of creating an enjoyable community circuit trail network as the roadside there is not a serene place. For this reason, the committee determined option A, A1, and B would not be the preferred connection.
- Committee members expressed their observation that walking along Lower York Road (SR 0202) is not a pleasant experience due to the noise and speed of the traffic along the roadway. Expressed their belief that the proposed trail has greater utility for the community as a recreational amenity than as a commuter facility.
- Option C was determined as the preferred connection as it would be more scenic and provide safe access to commercial amenities, Township open space, community park, and the residents of planned residential Heritage and Fountainhead.
- The plan for temporary connection would be to keep the sidewalks along the South side of 202 and add a sidewalk/trail extension as part of the roundabout design (preliminary design layout of roundabout includes such connection) would connect the Kitchen's Lane section to both the circuit trail and sidewalks.
- From Solebury Green to Aquetong Spring Park, all options have the trail along 202; however, the committee discussed the alternative of going behind Rockwood Investments, bank, hotel, and condos into the back of Aquetong Spring Park. Preliminary discussions with the private land owners has started and has resulted in positive feedback.
- Overall, the committee preferred Option C as the best “fit” for the Township with some refinement including the suggested alignment south of Reeder Road as well as a connection point for North Pointe residents to Shire Drive and an improved crossing of Route 202 at the signalized intersection.

Option C - Preferred Alignment

Total number of intersected properties: 20
Total number of stream crossing: 1
Total number of road crossing: 2

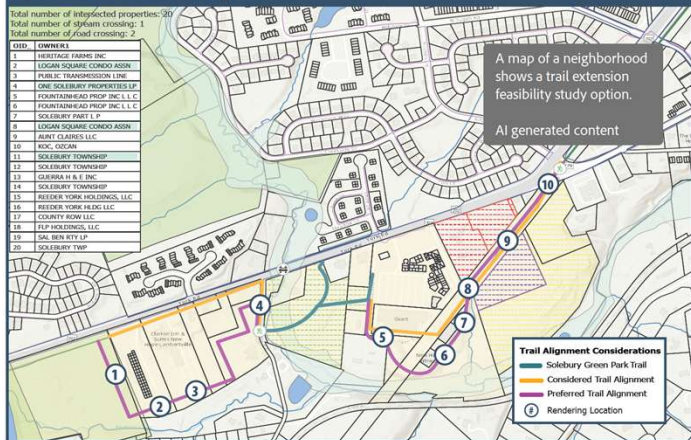
OID	OWNER1
1	HERITAGE FARMS INC
2	LOGAN SQUARE CONDO ASSN
3	PUBLIC TRANSMISSION LINE
4	ONE SOLEBURY PROPERTIES LP
5	FOUNTAINHEAD PROP INC L L C
6	FOUNTAINHEAD PROP INC L L C
7	SOLEBURY PART L P
8	LOGAN SQUARE CONDO ASSN
9	AUNT CLAIRE'S LLC
10	KOC, OZCAN
11	SOLEBURY TOWNSHIP
12	SOLEBURY TOWNSHIP
13	GUERRA H & E INC
14	SOLEBURY TOWNSHIP
15	REEDER YORK HOLDINGS, LLC
16	REEDER YORK HLDG LLC
17	COUNTY ROW LLC
18	FLP HOLDINGS, LLC
19	SAL BEN RTY LP
20	SOLEBURY TWP



A map of a neighborhood shows a trail extension feasibility study option.

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Option C - Preferred Alignment



Existing Conditions

1



Existing Conditions

2

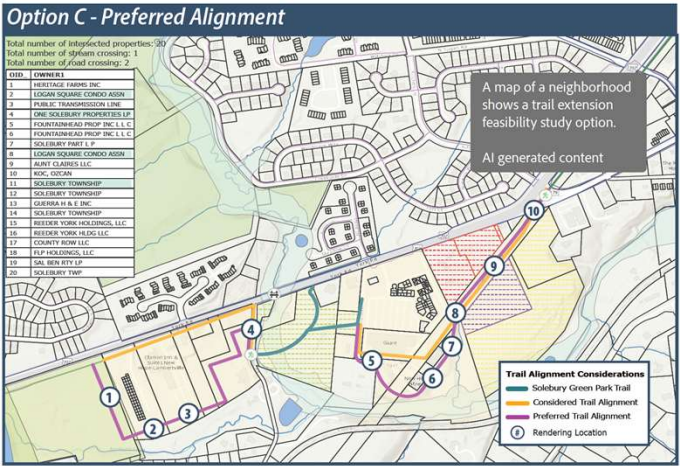


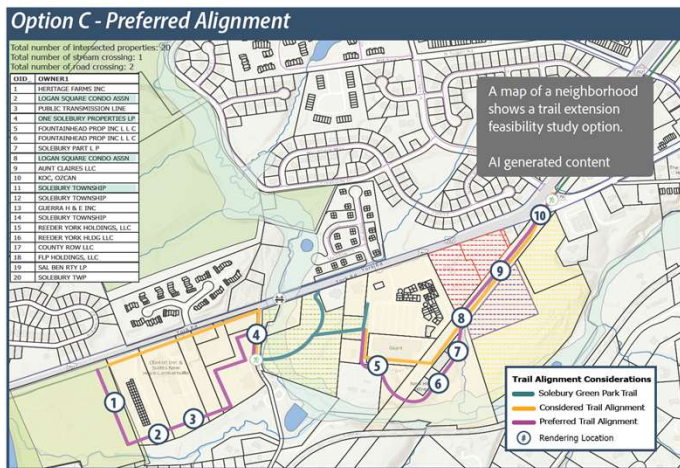
Conceptional Trail Rendering

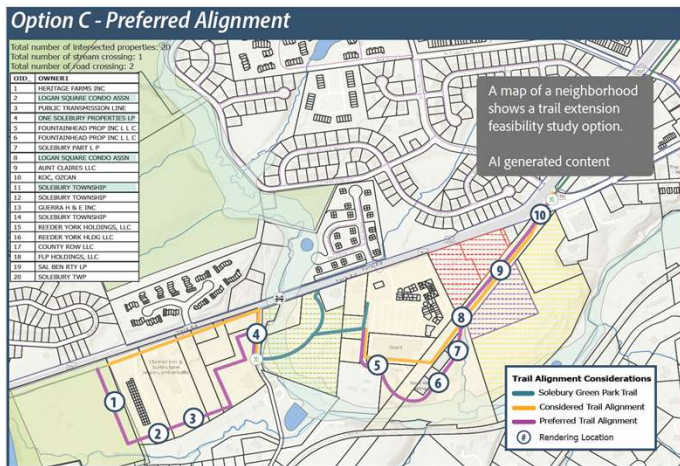


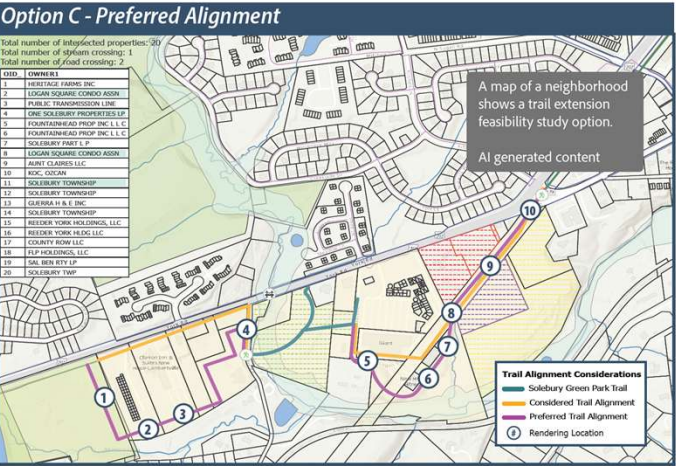
Conceptional Trail Rendering











Existing Conditions 9



Conceptional Trail Rendering 9



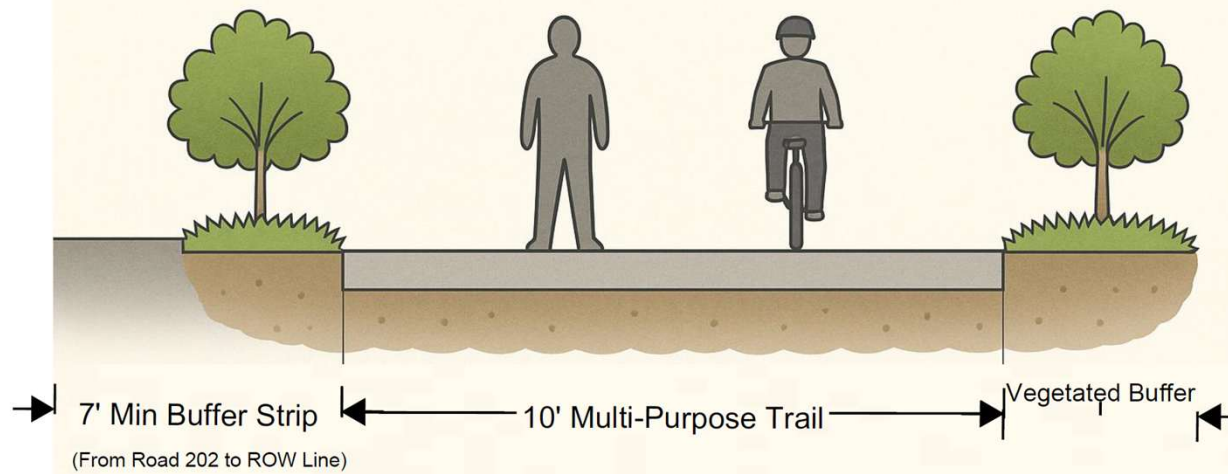
Existing Conditions 10



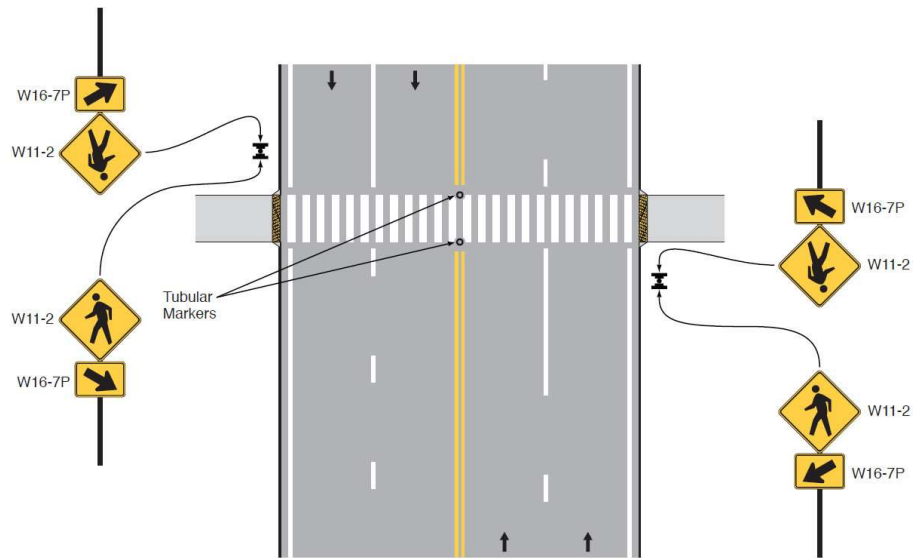
Conceptional Trail Rendering 10



Trail Cross Section Example



Trail Feasibility Study – Roadway Crossing Enhancements



BOARD OF SUPERVISORS
SOLEBURY TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

RESOLUTION NO. 2026-104

RESOLUTION TO DIVEST PERSONAL PROPERTY TO MIDWAY FIRE COMPANY

A RESOLUTION OF THE TOWNSHIP OF SOLEBURY, County of Bucks, Commonwealth of Pennsylvania, divesting personal property to Midway Fire Company.

NOW, THEREFORE, BE IT RESOLVED AND ENACTED, By the Board of Supervisors of the Township of Solebury, County of Bucks, Pennsylvania, that:

1. The Board of Supervisors approves the Solebury Township Police Department divest fifteen (15) used radios to Midway Fire Company.
2. The Board of Supervisors approves the Township Administration to deduct \$5,000.00 from Midway's portion of Fund 26, The Fire Department Capital Fund.

DULY ADOPTED by the Board of Supervisors of Solebury Township on the 30th day of July, 2026, in lawful session duly assembled.

ATTEST:



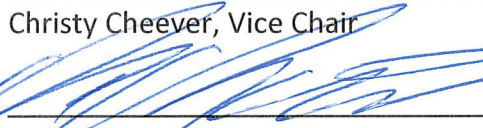
Catherine Cataldi, Secretary

BOARD OF SUPERVISORS OF SOLEBURY TOWNSHIP, BUCKS
COUNTY, PENNSYLVANIA

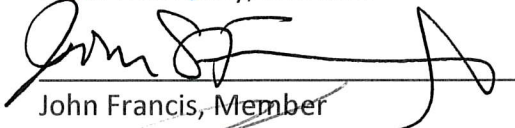


Mark Baum Baicker, Chair

Christy Cheever, Vice Chair



Kevin Morrissey, Member



John Francis, Member



Rickie Yudin, Member

BE IT RESOLVED, that Solebury Township of Bucks County hereby requests a Multimodal Transportation Fund grant of \$1,096,450 from the Commonwealth Financing Authority to be used for the construction of pedestrian facilities along Sугan Road in Solebury Township.

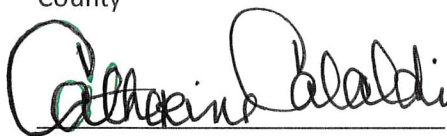
Be it FURTHER RESOLVED, that the Applicant does hereby designate Christopher Garges, Township Manager, and Michele K. Blood, Assistant Township Manager, as the officials to execute all documents and agreements between Solebury Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Catherine Cataldi, duly qualified Secretary of the Board of Supervisors of Solebury Township, Bucks County, Pennsylvania, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Solebury Township Board of Supervisors at a regular meeting held July 21st, 2026 and said Resolution has been recorded in the Minutes of the Board of Supervisors of Solebury Township and remains in effect as of this date.

IN WITNESS THEREOF, I affix by hand and attach the seal of the Township of Solebury this 21st day of July, 2026.

Solebury Township
Name of Applicant

Bucks
County

A handwritten signature in black ink, appearing to read "Catherine Cataldi", written over a horizontal line.

Catherine Cataldi, Secretary