



TO: Christopher Garges, Township Manager
FROM: Zachary Zubris, Director of Planning & Zoning
DATE: March 2nd, 2026
SUBJECT: February 2026 Planning & Zoning Report

Dear Chris:

The purpose of this memo is to provide a transparent look into Department activities during February of 2026, including activities for Planning, Zoning, Permitting, Code-Enforcement, Land Preservation, Sustainability, and associated Township committees. Below is a summary of these activities:

Permitting

Residential Construction/Swimming Pool Permits

- 27 New Residential Construction/Swimming Pool permit applications received.
- 16 permits issued.
- \$15,322.00 in fees charged for issued permits.

Commercial Construction Permits

- 2 New commercial construction applications received.
- 6 permits issued.
- \$5,327.65 in fees charged for issued permits.

Zoning Permits

- 7 New Zoning permit applications received.
- 3 permits issued.
- \$350.00 in fees charged for issued permits.

Grading/Stormwater Management Permits

- 2 Grading/Stormwater Management applications received.
- 1 permit issued.
- \$5,400.00 in grading escrow/filing fees collected.
- \$1,500.00 capital fund exemption fees collected.

Historical Architectural Review Board

- 1 application approved at the February 2nd, 2026 meeting.
- 2 applications scheduled for March 2nd, 2026 meeting.
- Township has updated the RRIK application, for HARB's review.
- Township hopes to conclude minimum maintenance ordinance survey by end of March 2026. As of March 2nd, 2026, the Township has received 27 responses.

Comprehensive Plan Committee

- Meeting held on February 18th, 2026.
- Committee discussed chapter drafts and process moving forward.
- Bucks County Planning Commission intends to provide a 1st draft of the plan to the Committee by March 11th, 2026.
- Township anticipates water study report from Uhl & Associates sometime in early March.
- Next meeting scheduled for March 18th, 2026.

Property Complaints

- 8 property complaints. 4 bamboo, 3 short-term rental/Airbnb complaints, and 1 complaint for work without a permit. Enforcement Notice letters sent to owners for bamboo and short-term rental use. 1 Stop Work Order posted.
- Township received \$2,500.00 as judgement settlement from December 2025 hearing with CertaPro Painters.
- On March 23rd, the Township is scheduled for an injunctive relief hearing relative to alleged Refuse and Recycling Facility.

Inspections

- Permit Specialist scheduled 11 Building Code inspections.
- Permit Specialist scheduled 4 Electrical Code Inspections.
- No Fire Inspections were completed.

Certificates of Occupancy

- The Township issued 6 Certificates of Occupancy.

Planning & Preservation

Land Preservation Committee

- Meeting held on February 18th, 2026.
- Next meeting scheduled for March 19th, 2026.

Planning Commission

- The February 23rd, 2026, meeting was canceled due to inclement weather.
 - Attempted to reschedule, logistics of getting a quorum and consultant participation did not align.
- Next meeting scheduled for March 23rd, 2026.
- PC to review Shire York Holdings, LLC LD and CU resubmission, New Hope Development Group, LLC Minor Subdivision, and the lighting ordinance amendments.
- PC to review Orchard Meadows LD and CU Minor Subdivision Submission.
- PC to review the Warehouse/Data Center Ordinance.
- Other Active LD/Subdivision/Misc. Projects:
 - New Hope Development Group LLC Minor Subdivision.
 - Just Submitted: Fountainhead at Solebury Preliminary LD and CU.
 - 2820 Creamery Road: Sewage Facilities Planning Module.

Zoning Hearing Board

- Meeting held on February 11th, 2026. ZHB reviewed and approved one application: Ide: 1 Woods End Drive.

- Next meeting scheduled for March 11th, 2026. One application for review:
Paton: 541 Clydesdale Drive.

Zoning Ordinance Text Amendments

- Farm Worker Ordinance: Pending.
- Deer Fence Ordinance Amendments: Pending.
- Warehouse/Data Center Ordinance: PC to review in March.
- Nonconformities: Refining final draft.
- Lighting Ordinance: PC to review in April.
- Well Ordinance: Pending.

Sustainability

Sustainability Consultant (EvolveEA)

- The Sustainability Specialist meets with EvolveEA on a biweekly basis in order to discuss planning and strategy for upcoming phases of work.
- A working group of residents (Energy Transition Committee (ETC)) continues to work with the SSC, Sustainability Specialist, and EvolveEA to identify priorities, implementation projects, and to develop strategies for public engagement. This same group is also currently planning the second of two (2) community engagements events (the “Community Energy Series”) and the third of three (3) ETC Workshops.

Student Engagement

- Senior Penn State student, Emma Houin, continues to work with the Sustainability Specialist for her senior project.

Rooftop Solar Project for PW Garage

- Township staff continue to work with Exact Solar to implement the PW solar project.

Adopt a Township Road (AATR)



- Township staff plan to launch the AATR program in March 2026. Emma Houin continues to assist the Sustainability Specialist with preparations leading up to its launch.

Alternative Energy Ordinance

- Township staff proposed a language amendment to Board of Supervisors.

Lighting Ordinance

- The draft Lighting Ordinance was reviewed by the EAC in January 2026 and will be reviewed by the PC in April 2026.

Grant and/or Community Designation Programs

- Township staff submitted an Expression of Interest (EOI) to the DVRPC Travel Options Program (TOP). Solebury Township was invited to submit a full application for an Electric Shuttle Pilot Program to the TOP by January 9th, 2026. Status: full application was submitted—currently pending review.

Township Website

- The Sustainability Specialist continues to work with Township staff to refine the new website.

Events

- No events took place during February 2026.
- Community Energy Series Session #2 will be held 6pm – 8pm on Thursday, April 23rd, 2026, at the New Hope-Solebury High School Library.
- Energy Transition Committee (ETC) Workshop #3 will be held 9am – 12pm on Friday, April 24th, 2026, at the Township Building.

Environmental Advisory Council (EAC)

- The February 2026 EAC meeting was held on February 10th. The meeting primarily consisted of updating the permanent agenda discussion items.
 - The EAC discussed community events that will take place in April and May, as well as opportunities for future collaboration with neighboring EACs and local organizations.



- The next EAC meeting will be held on **Tuesday, March 10th, 2026, at 7:00pm.**

Sustainability Subcommittee (SSC)

- The SSC has elected to hold their monthly meetings on an “as-needed” basis until the work with EVolveEA concludes in early 2026.

If you should have any questions or require additional information, please let us know.

Sincerely,

Zachary J. Zubris

Zachary J. Zubris
Director of Planning & Zoning
Zoning Officer/Code Enforcement Officer

John Ives

John Ives
Planning & Zoning Administrator

Kate Robeson-Grubb

Kate Robeson-Grubb
Sustainability Specialist
EAC & SSC Administrator

Debra McFadden

Debra McFadden
Permit Specialist