



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

Dear Chris:

The purpose of this memo is to provide a transparent look into Department activities during January 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

- 31 New Residential Construction/Swimming Pool permit applications received.
- 20 permits issued.
- \$32,733.00 in fees charged for issued permits.

Commercial Construction Permits

- 6 New commercial construction applications received.
- 3 permits issued.
- \$2,254.50 in fees charged for issued permits.

Zoning Permits

- 13 New Zoning permit applications received.
- 9 permits issued.
- \$1,100.00 in fees charged for issued permits.

Grading/Stormwater Management Permits

- 6 Grading/Stormwater Management applications received.
- No permits issued.
- \$16,200.00 in grading escrow/filing fees collected.
- \$750.00 capital fund exemption fees collected.

Historical Architectural Review Board

- 1 HARB Application received. One continued application for February meeting.
- Township staff mailed HARB survey for minimum maintenance ordinance on January 20th, 2026.
- February meeting is scheduled for February 2nd, 2026. HARB will review continued application of Thomas Godley.

Comprehensive Plan Committee

- Meeting held on January 21st, 2026.
- Next meeting scheduled for February 18th, 2026.

Property Complaints

- 4 property complaints. 3 Stop Work Orders posted.
- Township received \$2,500.00 as judgement settlement from December 2025 hearing with CertaPro Painters.
- Township Solicitor has prepared agreement to resolve Refuse and Recycling Facility complaint. Tentative hearing scheduled for February 23rd, 2026.

Inspections

- Permit Specialist scheduled 8 Building Code inspections.
- Permit Specialist scheduled 3 Electrical Code Inspections.
- No Fire Inspections were completed.

Certificates of Occupancy

- The Township issued 9 Certificates of Occupancy.

Planning & Preservation

Land Preservation Committee

- Meeting held on January 15th, 2026.
- Next meeting scheduled for February 19th, 2026.
- Nakashima-Yarnell Preservation settlement scheduled for February 4th, 2026.

Planning Commission

- The January 26th, 2026, meeting was canceled due to inclement weather.
- Next meeting scheduled for February 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.

Zoning Hearing Board

- Meeting held on January 14th, 2026. ZHB reviewed and approved three applications: Wollner & Koo: 3781 Aquetong Road, Rustem & Romina Husenaj: 6948 Ely Road, and Bailey & Puri: 6953 Ely Road.
- Next meeting scheduled for February 11th, 2026. One application for review: Ide: 1 Woods End Drive.

Zoning Ordinance Text Amendments

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

Sustainability

Sustainability items and events are as follows:

Sustainability Consultant (EvolveEA)

- The Sustainability Specialist and Township Manager meet 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, concluded her internship experience with Solebury Township on December 5th, and began her partnership with the Township for her senior project on January 13th, 2026.

Rooftop Solar Project for PW Garage

- Township staff will begin working with Exact Solar in early 2026 to implement the PW solar project.

Adopt a Township Road (AATR)

- Township staff plan to launch the AATR program in March 2026. Emma Houin will 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 (ref. EAC notes).



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.

Events

- No events took place during December 2025 or January 2026.
- Community Energy Series Session #2 will be held 6pm – 8pm on Thursday, February 26th, 2026, at the New Hope-Solebury High School Library.
- Energy Transition Committee (ETC) Workshop #3 will be held 9am – 12pm on Friday, February 27th, 2026, at the Township Building.

Environmental Advisory Council (EAC)

The January 2026 EAC meeting was held on January 13th. The meeting primarily consisted of updating the permanent agenda discussion items—points of note are as follows:

- *The EAC moved to recommend that the Board of Supervisors adopt the draft Lighting Ordinance.*
- *The EAC continued to discuss the possibility of establishing programs for various recycling streams.*

The next EAC meeting will be held on **Tuesday, February 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
Director of Planning & Zoning
Zoning Officer/Code Enforcement Officer

John Ives
Planning & Zoning Administrator

Kate Robeson-Grubb
Sustainability Specialist
EAC & SSC Administrator

Debra McFadden
Debra McFadden
Permit Specialist