



TO: Christopher Garges, Township Manager
FROM: Zachary Zubris, Director of Planning & Zoning
DATE: July 9, 2026
SUBJECT: June 2026 Planning & Zoning Report

Dear Chris:

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

- 33 New Residential Construction/Swimming Pool permit applications received.
- 23 permits issued.
- \$16,906.55 in fees charged for issued permits.

Commercial Construction Permits

- 6 New commercial construction applications received.
- 4 permits issued.
- \$5,216.75 in fees charged for issued permits.

Zoning Permits

- 6 New Zoning permit applications received.
- 7 permits issued.
- \$700.00 in fees charged for issued permits.

Grading/Stormwater Management Permits

- 5 new Grading/Stormwater Management applications received.



- 2 permits issued.
- \$13,500.00 in grading escrow/filing fees collected.
- \$750.00 in stormwater capital fund exemption fees collected.

Inspections

- Permit Specialist scheduled 15 building code inspections and 9 electrical code inspections for permit dates ranging from 2020 to 2024.
- Permit Specialist scheduled final building inspections for the Lake Solebury house roof replacement (waiting for roof certification) and the car charging station replacement at the township.
- 98 inspections completed by Barry Isett & Associates.
- Permit Specialist collected \$1,530.00 in re-inspection fees for failed inspections.

Fire Inspections

- 3 fire inspections conducted.

Certificates of Occupancy and Certificates of Approvals

- 27 certificates of occupancy and certificates of approvals were issued.

Property Complaints

- 2 new complaints. 1 stop work order posted. 1 letter sent. 1 of 2 closed.
- Township received a hearing date of August 26th for injunction/contempt for refuse and recycling facility.
- Township attended Magisterial District Justice Hearing on 6/25/26. The hearing continued.

Escrows

- In conjunction with the Finance Department, Township closed 2 escrow accounts, returning escrow monies to residents.

Historical Architectural Review Board

- Meeting held on June 1, 2026.
- Meeting cancelled July 6, 2026.
- Next meeting scheduled for August 3, 2026.

Comprehensive Plan Committee

- Meeting held on June 15, 2026. The committee reviewed the latest draft of the plan.
- Next meetings scheduled for July 14th at 9 a.m. and July 23rd at 7 p.m.
- The committee hopes to motion on the plan at the July 23rd meeting.

Miscellaneous

- Staff participated in the 2nd Housing forum held on June 4.
- Permit Specialist attended the She Leads Workshop on June 25th.

Planning & Preservation

Land Preservation Committee

- Meeting held on June 18, 2026. Discussion included:
 - Windy Bush sketch plan.
- Next meeting scheduled for July 16, 2026.

Planning Commission

- Meeting held June 22, 2026.
 - PC made a motion to approve the Farm Worker Housing Ordinance Amendments.
 - PC approved for signatures, the Sewage Facilities Planning Module - 2820 Creamery Road.
 - Windy Bush Sketch Plan review.
 - Acceptance of complete applications for Ferry Wash Sketch Plan and Canal Side Properties, LLC Conditional Use.
- Next meeting scheduled for Monday, July 27, 2026.
- Active LD/Subdivision/Misc. Projects:
 - New Hope Development Group LLC Minor Subdivision.
 - Fountainhead at Solebury Preliminary LD and CU.

- o Windy Bush Road Sketch Plan.
- o Ferry Wash Sketch Plan.
- o Canal Side Properties, LLC Conditional Use.
- o Ingham Road Preliminary Minor Subdivision.
- o Richardson Lot Line Change: 305 Joshua Lane and 4001 Street Road.
- o New Cartwheel Partners Amended Final Plan - Incomplete Application.
- o Finalized Penn Wealth Planning Land Development Waiver Agreement and Plans for Recording.

Zoning Hearing Board

- Meeting held June 10, 2026. Two applications for review:
 - o Withdrawn - Honey Hollow Nature Center (2877 Creamery Road).
 - o Approved - Marshall (6195 Mechanicsville Road).
- Next meeting scheduled for July 8, 2026. Three applications for review:
 - o Marshall (6361 Meetinghouse Road).
 - o DeGregorio (2775 River Road).
 - o Phillies Valley Trust LLC (6550 Meetinghouse Road).
- August 12, 2026 Meeting. Two applications for review:
 - o Sharon (7189 Center Bridge Road)
 - o 6436 Meetinghouse Road, LLC

Zoning Ordinance Text Amendments

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

Right-To-Know

- Staff received and reviewed 36 RTK requests in June.

Sustainability

Sustainability Consultant (EvolveEA)

- The Sustainability Specialist will conclude her work with EvolveEA upon receipt of the final deliverables.

Student Engagement

- Senior Penn State student (and Solebury resident), Ellie Brown, began her internship with the Sustainability Specialist on May 18th, 2026.
- The Sustainability Specialist is working with several Penn State students over the course of the summer to outline next steps for the projects described in the final deliverables from EVolveEA.

Rooftop Solar Project for PW Garage and Salt Shed

- Construction is complete—awaiting final network connections and inspections.
- **Next steps:** activate system monitoring, submit Federal Tax Credit forms, engage SREC trading consultants.

Adopt a Township Road (AATR)

- 0 interest forms submitted in June.
- A total of 7 groups are formally registered.
- A total of 16 Township roads have been adopted.

Alternative Energy Ordinance

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

Lighting Ordinance

- The draft Lighting Ordinance has been sent to the BCPC for review.

Grant and/or Community Designation Programs



- DVRPC Grant Status: \$100,200 was awarded on April 27th, 2026. The contract has been issued and signed by all parties—RFP development process to begin in July.

Township Website

- The Sustainability Specialist continues to work with Township staff to refine the new website and upload videos and other media.

Events

- No sustainability events took place in June 2026.

Environmental Advisory Council (EAC)

- The June 2026 EAC meeting was canceled due to lack of quorum.
 - o The next EAC meeting will be held on **Tuesday, July 14th, 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.

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
Permit Specialist