



TO: Christopher Garges, Township Manager
FROM: Zachary Zubris, Director of Planning & Zoning
DATE: March 31st, 2026
SUBJECT: March 2026 Planning & Zoning Report

Dear Chris:

The purpose of this memo is to provide a transparent look into Department activities during March 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.
- 32 permits issued.
- \$28,545.00 in fees charged for issued permits.

Commercial Construction Permits

- 4 New commercial construction applications received.
- 5 permits issued.
- \$6,934.96 in fees charged for issued permits.

Zoning Permits

- 10 New Zoning permit applications received.
- 6 permits issued.
- \$500.00 in fees charged for issued permits.

Grading/Stormwater Management Permits



- 1 Grading/Stormwater Management application received.
- 7 permits issued.
- \$2,700.00 in grading escrow/filing fees collected.
- No capital fund exemption fees collected.

Historical Architectural Review Board

- 2 applications approved at the March 2nd, 2026 meeting:
 - Wiedorn: 4224 Wismer Road – Approved COA
 - Anderson: 6325 Fleecydale Road- Approved COA
- Township staff mailed HARB survey for minimum maintenance ordinance on January 20, 2026. As of March 31st The Township has received 33 responses to the survey.
- Next meeting scheduled for April 6th, 2026.

Comprehensive Plan Committee

- Meeting held on March 18th, 2026.
- Committee discussed initial 1st draft from Bucks County Planning Commission.
- Committee will discuss.
- Next meeting scheduled for April 15th, 2026. There will also be a day-time drafting meeting on May 7, 2026 at 9:30am.

Property Complaints

- 2 property complaints for working without permits. 1 Stop Work Order posted. 1 withdrawn.
- Township was successful at injunctive hearing on March 23, 2026 relative to refuse and recycling facility on High Road. Property owner has 30 days to comply with court order.

Inspections

- Permit Specialist scheduled 15 Building Code inspections.
- Permit Specialist scheduled 1 Electrical Code Inspection.
- 1 Fire Inspection was completed.

- Other inspections completed by Barry Isett & Associates.

Certificates of Occupancy

- The Township issued 13 Certificates of Occupancy.

Miscellaneous

- Township met with Laserfiche and Traisr during the month to have a training session and also discuss potential efficiency solutions. Township will be meeting again with each in April.

Planning & Preservation

Land Preservation Committee

- Meeting held on March 19th, 2026.
 - Act 153 Eligible Properties List
 - Reprint LPC Brochure
- Next meeting scheduled for April 16th, 2026.

Planning Commission

- The meeting was held on March 23rd, 2026.
 - PC made motion to approve Preliminary/Final LD and CU for Shire York Holdings, LLC.
 - Initial review of Data Warehouse Ordinance
 - Initial review Orchard Meadows LD and CU Minor Subdivision Submission.
 - PC approved 2025 Planning Commission Report.
- Next meeting scheduled for April 27th, 2026.
- Other Active LD/Subdivision/Misc. Projects:
 - New Hope Development Group LLC Minor Subdivision.
 - Fountainhead at Solebury Preliminary LD and CU (April PC Meeting).

- 2820 Creamery Road: Sewage Facilities Planning Module (April PC Meeting) .

Zoning Hearing Board

- Meeting held on March 11th, 2026. ZHB reviewed and denied one application: Paton: 541 Clydesdale Drive.
- Next meeting scheduled for April 29th, 2026. Two applications for review:
 - 2877 Creamery Road
 - 3776 River Road

Zoning Ordinance Text Amendments

- Farm Worker Ordinance: May PC.
- Deer Fence Ordinance Amendments: May PC.
- Warehouse/Data Center Ordinance: April PC.
- Nonconformities Ordinance Amendments: Refining final draft.
- Lighting Ordinance: April PC.
- 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. Permit application has been submitted and is currently under review.

Adopt a Township Road (AATR)

- AATR went live on March 9th, 2026. Seven (7) interest forms have been submitted thus far by residents and community organizations.

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 March 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.



- 2026 Electronics Recycling event will take place on May 9th, 2026, 9am – 12pm at the New Hope – Solebury Upper Elementary School.

Environmental Advisory Council (EAC)

- The March 2026 EAC meeting was held on March 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 EAC hopes to invite the public to one of their future meetings for a presentation on gasoline-powered lawn equipment.
 - EAC will work with Township staff to establish a program for collecting and recycling used car batteries.
- The next EAC meeting will be held on **Tuesday, April 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 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
Permit Specialist