



TO: Christopher Garges, Township Manager
FROM: Zachary Zubris, Director of Planning & Zoning
DATE: June 8th, 2026
SUBJECT: May 2026 Planning & Zoning Report

Dear Chris:

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

- 40 New Residential Construction/Swimming Pool permit applications received.
- 21 permits issued.
- \$21,928.35 in fees charged for issued permits.
- Closed 3 residential construction permits from 2023 and 10 from 2024.
- Scheduled 8 building inspections and 1 electrical from 2024.

Commercial Construction Permits

- 9 New commercial construction applications received.
- 2 permits issued.
- \$30,346.35 in fees charged for issued permits.
- 1 commercial permit from 2023 was closed.

Zoning Permits

- 7 New Zoning permit applications received.

- 7 permits issued.
- \$800.00 in fees charged for issued permits.

Grading/Stormwater Management Permits

- 3 new Grading/Stormwater Management applications received.
- 2 permits issued.
- \$10,700.00 in grading escrow/filing fees collected.
- \$750.00 in stormwater capital fund exemption fees collected.

Inspections

- 126 inspections completed by Barry Isett & Associates.

Fire Inspections

- No fire inspections conducted.

Certificates of Occupancy

- 1 commercial permit from 2023 was closed.
- 3 commercial certificates of approval were issued to close the permits.
- 16 residential certificates of approval were issued to close the permits

Property Complaints

- 2 Stop Work Orders posted.
- Township prepared filing for Civil Complaint regarding Recycling and Refuse Facility.

Historical Architectural Review Board

- May 4th, 2026, meeting was canceled.
- Next meeting scheduled for June 1st, 2026.
 - 1 COA application will be reviewed.

Comprehensive Plan Committee

- Meetings held on May 7th and May 20th, 2026.
- Committee discussed second draft of comprehensive plan and next steps.
- Committee is hopefully to finalize the process in June before sending to the Board of Supervisors.



- Next meetings scheduled for June 9th and June 17th, 2026.

Miscellaneous

- Staff attended PennDOT meeting to learn more about proposed roundabout on Route 202.
- Permit Specialist and 2 Solebury School students accompanied Stan Cywinski from Barry Isett on a site inspection.

Planning & Preservation

Land Preservation Committee

- Meeting held on May 19th, 2026. Discussion included:
 - Windy Bush sketch plan.
 - Appraisal for new eligible property.
- Next meeting scheduled for June 18th, 2026.

Planning Commission

- Meeting held May 27th, 2026.
 - PC made a motion to approve Orchard Meadows Estates Minor Subdivision with conditions.
 - PC made a motion to neither approve or deny the Farm Worker Housing Ordinance Amendments and requested that Farm Committee members attend a future PC meeting to discuss and clarify the zoning language amendments.
 - PC made a motion to approve the Deer Fence Ordinance Amendments as proposed.
- Next meeting scheduled for Wednesday, June 22nd, 2026.
- Active LD/Subdivision/Misc. Projects:
 - New Hope Development Group LLC Minor Subdivision.
 - Fountainhead at Solebury Preliminary LD and CU (April PC Meeting).



- Windy Bush Road Sketch Plan.
- Ferry Wash Sketch Plan.
- Canal Side Properties, LLC Conditional Use.
- Ingham Road Preliminary Minor Subdivision – Incomplete Application.

Zoning Hearing Board

- May 7th, 2026, meeting was canceled.
- Next meeting scheduled for June 10, 2026. 2 applications for review:
 - Honey Hollow Nature Center (2877 Creamery Road).
 - Marshall (6195 Mechanicsville Road).
- July 8th, 2026, meeting—2 or 3 applications for review:
 - Marshall (6361 Meetinghouse Road).
 - DeGregorio (2775 River Road).
 - Phillies Valley Trust LLC (6550 Meetinghouse Road).

Zoning Ordinance Text Amendments

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

Right-To-Know

- Staff received and reviewed 46 RTK requests in May.

Sustainability

Sustainability Consultant (EvolveEA)

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

Student Engagement

- Senior Penn State student, Emma Houin, concluded her work with the Sustainability Specialist on May 7th, 2026.
- Senior Penn State student (and Solebury resident), Ellie Brown, began her internship with the Sustainability Specialist on May 18th, 2026.
- The Sustainability Specialist will work 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 underway. The solar array is expected to be operational by mid-June.

Adopt a Township Road (AATR)

- 1 interest form was submitted in May.
- A total of 7 groups are formally registered.
- A total of 16 Township roads are adopted.

Alternative Energy Ordinance

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

Lighting Ordinance

- The draft Lighting Ordinance has been reviewed by the EAC and PC with recommendations for adoption to be sent to the Board of Supervisors.

Grant and/or Community Designation Programs



- DVRPC Grant Status: \$100,200 was awarded on April 27th, 2026. Preliminary contract tasks are underway.

Township Website

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

Events

- 2026 New Hope - Solebury EV Car Show was held on May 2nd, 2026, 10am – 2pm at New Hope - Solebury High School.
- 2026 Electronics Recycling Event was held on May 9th, 2026, 9am – 12pm at the New Hope - Solebury Upper Elementary School.

Environmental Advisory Council (EAC)

- The EAC meeting was held on May 12th, 2026. The meeting primarily consisted of updating the permanent agenda discussion items.
 - The EAC discussed community events that will take place in May, as well as opportunities for future collaboration with neighboring EACs and local organizations.
 - Representatives from Sustainable Princeton and Indigenous Ingenuities attended the meeting to discuss gasoline-powered landscaping equipment.
 - The EAC moved to request that the BOS approve the holding of a public forum in Fall 2026 to discuss gasoline-powered landscaping equipment.
 - The next EAC meeting will be held on **Tuesday, June 9th, 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 June 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