



TO: Christopher Garges, Township Manager
FROM: Zachary Zubris, Director of Planning & Zoning
DATE: September 30, 2026
SUBJECT: September 2026 Planning & Zoning Report

Dear Chris:

The purpose of this memo is to provide a transparent look into Department activities during September 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 (Thru 9/30/26)

Residential Construction/Swimming Pool Permits

- 35 New Residential Construction/Swimming Pool permit applications received.
- 24 permits issued.
- \$22,278.50 in fees charged for issued permits.

Commercial Construction Permits

- 2 New commercial construction applications received.
- 2 permits issued.
- \$22,249.39 in fees charged for issued permits.

Zoning Permits

- 8 New Zoning permit applications received.
- 6 permits issued.
- \$1,000.00 in fees charged for issued permits.

Grading/Stormwater Management Permits

- 8 new Grading/Stormwater Management applications received.
- 4 revised grading submissions received.
- 3 foundation as-built plans received.
- 4 final as-built plans received.
- No road occupancy permit applications received.
- 1 floodplain permit application received.
- \$18,800.00 in grading escrow/filing fees collected.
- \$750.00 in stormwater capital fund exemption fees collected.

Inspections

- Permit Specialist scheduled 9 inspections from 2024.
- 106 inspections completed by Barry Isett & Associates.
- Permit Specialist collected \$3,350.00 in re-inspection fees for failed inspections.
- Permit Specialist working on closing old grading permits, residential and commercial permits. Assisting Barry Isett with arranging required inspections that were never scheduled to close permits.
- **Fire Inspections**
 - 2 fire inspections were conducted for Use and Occupancy / Life Safety for commercial businesses.
 - Meeting with Fire Inspectors from Doylestown and Barry Isett on the annual commercial fire inspections and knox boxes.

Certificates of Occupancy and Certificates of Approvals

- 4 certificates of occupancy and 10 certificates of approvals were issued:
 - o 6 from 2026, 4 from 2025, 1 from 2024, 2 from 2023, 1 from 2022.

Property Complaints

- 1 new complaint. 1 letter sent. Violations include the following:
 - o Bamboo encroachment (Phillips Mill Road- Lake Solebury)
 - Spoke with the homeowner.
 - o Bamboo encroachment (Old Windy Bush Road)
 - 2 letters sent to property owners. 1 property owner removed bamboo.
 - o Uninhabitable home (Greenhill Road)
 - Letter sent. A tree fell on the house. Determined to be uninhabitable.
 - o Signage (Route 202, Aquetong Road, Windy Bush, and River Roads)
 - The township has responded to various signage complaints. Signs were removed if determined to be in violation. The township removed approximately 12 signs.

Historical Architectural Review Board

- Meeting held September 10, 2026.
 - o HARB Application for 2590 River Road - Phillips Mill Inn (Stucco front and side facades and Cottage roof renovations) - COA Approved for stucco and cottage roof (exception of top of cottage roof treatment).
- The next meeting is scheduled for Monday, October 5, 2026. One application:
 - o Continuation of 2590 River Road HARB Application - Phillips Mill Inn for garage roof repairs and front door canopy.
- September Applications:
 - o Phillips Mill Inn HARB Application (2590 River Road) - Stucco front & Side facades - Approved.



- o Phillips Mill Inn RRIK (2590 River Road) - Replace storm door - Approved.
- o Russin RRIK (3792 Aquetong Road) - Replace windows - Approved.
- o McLaughlin RRIK (6293 Saw Mill Road) - Repaint home - Approved.

Comprehensive Plan Committee

- The draft Comprehensive Plan was reviewed and approved by the Planning Commission at their September 28, 2026 meeting to move forward to the BOS.

Planning & Preservation

Land Preservation Committee

- Meeting held on September 17, 2026.
 - o Letter of Offer approved to send to Property #168.
- The next meeting is scheduled for October 15, 2026.
 - o Discussion on the Richardson property (who signed a Letter of Interest) and potential preservation.

Planning Commission

- Meeting held September 28, 2026.
 - o PC made a motion to approve Township Comprehensive Plan.
 - o PC made a motion to approve Canal Side Properties LLC Conditional Use and Waiver of Land Development.
 - o Planning Module (6584 Cuttalossa Road) tabled.
 - o New Cartwheel Partners - Heritage Senior Living Amended Final Plan and Conditional Use withdrew application prior to meeting.
 - o Sharon Conditional Use withdrew application prior to meeting.
- The next meeting is scheduled for Monday, October 26, 2026. Agenda items to include:



- o 27SP LLC Minor Subdivision.
 - o Fountainhead at Solebury Preliminary LD and CU.
- Active LD/Subdivision/Misc. Projects:
 - o New Hope Development Group LLC Minor Subdivision.
 - o Fountainhead at Solebury Preliminary LD and CU (October PC).
 - o Windy Bush Road Sketch Plan.
 - o Ferry Wash Sketch Plan.
 - o Canal Side Properties, LLC Conditional Use and Land Development Waiver (To BOS).
 - o 27SP LLC - Ingham Road Preliminary Minor Subdivision and Planning Module (October PC).
 - o Richardson Lot Line Change: 305 Joshua Lane and 4001 Street Road (BOS approved).
 - o Solebury School Amended Final LD Plan (BOS approved).
 - o New Cartwheel Partners Amended Final Plan and Conditional Use.
 - o Orchard Meadows Estates (BOS approved).
 - o Sharon Conditional Use.
 - o Planning Module (6584 Cuttalossa Road).

Zoning Hearing Board

- September 9, 2026 meeting canceled.
- The next meeting is scheduled for October 14, 2026. One application:
 - o Kaloshi & McCook - 18 variances requested for the former Phillips Mill Inn property and adjacent property.

Zoning Ordinance Text Amendments

- Farm Worker Ordinance - Adopted.
- Warehouse/Data Center Ordinance - Adopted.
- Nonconformities Ordinance Amendments - Refining final draft.
- Well Ordinance - Pending.
- Lighting Ordinance - Adopted.
- Deer Fence - Adopted.

Right-To-Know

- Staff received and processed 28 RTK requests in August.

Miscellaneous

- Staff finalized the Attainable Housing community survey draft. The Sustainability Specialist created a video synopsis of Housing Forums 1-2 to be embedded in the survey.
- Staff assisted the Public Works (PWD) Department to have bamboo cut back from certain roadways. Also assisted PWD with having trees trimmed along Meadowview Drive.

Sustainability

Sustainability Consultant (EvolveEA)

- The Energy Implementation Work Plan (EIW) will be reviewed internally and by the ETC and EAC before being presented to the BOS.

Student Engagement

- The Sustainability Specialist will continue working with Penn State students to outline next-steps for the strategies outlined in the EIW.

Rooftop Solar Project for PW Garage and Salt Shed

- Construction is complete—received final interconnection and PTO from PECO. The system is active and being monitored using Sunny Portal.
- Next steps: Submit Federal Tax Credit forms, engage SREC trading consultants, and organize a ribbon-cutting event.

Adopt a Township Road (AATR)

- 0 interest forms submitted in September, 2 road adoptions pending.
 - Parks & Recreation Board to adopt Laurel Rd.
 - Christopher Savage & Co. to adopt Comfort Rd.
- A total of 9 groups are formally registered.
- A total of 17 Township roads have been adopted.

Ordinances

- No ordinances in development at this time.

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. Draft RFP to be reviewed by BOS at their meeting on October 6th, 2026.

Township Website

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

Events

- The Sustainability Specialist attended the DVRPC Travel Demand Management Workshop in Philadelphia on September 15th, 2026.
- Leaf Blower Forum to be held at the Township Building on October 29th, 2026, 6pm - 8pm.



Environmental Advisory Council (EAC)

- The September 2026 EAC meeting was held on September 8th.
 - The meeting consisted primarily of updating permanent discussion items and planning for the upcoming Leaf Blower Forum (10/29/2026).
- The next EAC meeting will be held on Tuesday, October 13th, 2026, at 7:00pm.

Energy Transition Committee (ETC)

- Public meetings will be held over Zoom on the fourth Friday of each month.
- The ETC held a public virtual meeting Friday, September 25th, 2026, at 9am.
 - The meeting primarily consisted of presenting an overview of the Energy Implementation Work Plan (EIW) and the work that was accomplished with EvolveEA over the course of 2025 and 2026.
- The next ETC meeting will take place on Friday, October 23rd, 2026 @ 9am.

Lake Solebury Advisory Committee (LSAC)

- First LSAC meeting will take place on Wednesday, October 21st, 2026, at 6PM (location TBD).
- Subsequent meetings will take place on the third Wednesday of each month at the Township Building.
- Starting time for subsequent meetings TBD by the committee at the first meeting.

If you 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