

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS

July 21, 2020 – 6:00 P.M.

VIRTUAL MEETING

MEETING MINUTES

The June 16, 2020 at 6:00 p.m. Solebury Township Board of Supervisors meeting was duly advertised and held electronically through the Zoom Virtual Meeting Platform. The meeting was held in this manner due to the current State and Federal regulations in place from the COVID-19 pandemic.

Attendance: Mark Baum Baicker, Chair, Kevin Morrissey, Vice-Chair, Noel Barrett, John S. Francis, Robert McEwan, Michele Blood, Assistant Manager, and Catherine Cataldi, Secretary. Mark L. Freed, Township Solicitor was also in attendance.

Zoom recording device was then turned on.

I. The meeting was called to order followed by the Pledge of Allegiance.

Mr. Baum Baicker honored John Lewis, Former United States Representative.

II. Approval of Bills Payable – July 2, 2020 and July 16, 2020

Res. 2020-88 – Upon a motion by Mr. Morrissey, seconded by Mr. McEwan, the list of Bills Payable dated July 2, 2020 and July 16, 2020 were unanimously approved as prepared and posted.

III. Approval of Minutes – June 16, 2020 Virtual Meeting

Res. 2020-89 – Upon a motion by Mr. Baum Baicker, seconded by Mr. McEwan, the Minutes of the June 16, 2020 Virtual Meeting were unanimously approved as prepared and posted.

IV. Announcements/Resignations/Appointments

- Executive Session
The Board announced an executive session held on Thursday, July 16, 2020 dealing with Land Preservation and Zoning.

- Appointment of CL Lindsay to the Historic Architectural Review Board

Res. 2020-90 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Barrett, it was unanimously agreed to appoint CL Lindsay, Solebury resident, without compensation, to the Solebury Township Historic Architectural Review Board to fill the vacancy resulting from the resignation of Kevin MacDonald for term ending December 31, 2023.

- Resignation of Steven Segal from the Zoning Hearing Board
Mr. Baum Baicker announced the resignation of Steven Segal from the Zoning Hearing Board. The Board thanked Mr. Segal for his service.

Res. 2020-91 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Barret, the resignation of Steven Segal from the Zoning Hearing Board was unanimously accepted.

- Appointment of Michael Firth to the Zoning Hearing Board

Res. 2020-92 – Upon a motion by Mr. Baum Baicker, seconded by Mr. McEwan, it was unanimously agreed to appoint Michael Firth, Solebury resident, without compensation, to the Zoning Hearing Board to fill the vacancy resulting from the resignation of Steven Segal for term ending December 31, 2023.

- Appointment of Zachary Zubris as Township Zoning Officer

Res. 2020-93 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Barrett, it was unanimously agreed to appoint Zachary Zubris as Solebury Township Zoning Officer.

- Appointment of Zachary Zubris as Code Enforcement Official

Res. 2020-94 – Upon a motion by Mr. McEwan, seconded by Mr. Barrett, it was unanimously agreed to appoint Zachary Zubris as Solebury Township Code Enforcement Official.

- Appointment of Nicole Slack as Assistant Code Enforcement Official

Res. 2020-95 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to appoint Nicole Slack as Solebury Township Assistant Code Enforcement Official.

- Historic Architectural Review Board – Change in Meeting Start Time
Mr. Baum Baicker announced that the Historic Architectural Review Board changed their meeting start times to 6:00 PM instead of 7:00 PM, starting immediately.

V. Supervisors Comment

- Mr. Baum Baicker read a Statement of the Board of Supervisors on Police Procedures (copy of which is attached)
- Mr. Baum Baicker announced Solebury Township’s partnership with New Hope Borough and New Hope Solebury School to host a virtual screening of the film: *Walking While Black, L.O.V.E is the Answer*. The virtual screening to be held August 3, 2020.

VI. Public Comment – No Public Comment

VII. Public Hearings

HARB – Certificate of Appropriateness – Carversville Christian Church (41-002-053, 3736 Aquetong Road)

Upon a Motion by Marnie Newman, seconded by Scott Minnucci, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP # 41-002-053, 3736 Aquetong Road, per the submitted email dated May 31, 2020 and drawing R1.0, the existing sign will be repaired and amended to match the existing to make it two-sided, twice as thick and rotated 90 degrees. The stone base is to be reused and will be taller and thinner. The new metal posts will be slightly shorter than existing, with same material and thickness and topped with ball finials. The existing lighting will be replaced with a warm, 25-watt LED and the timer will be set from sunset to 11 p.m. everyday.

Res. 2020-96 Upon a motion by Mr. Baum Baicker, seconded by Mr. McEwan, it was unanimously agreed to issue a Certificate of Appropriateness to TMP # 41-002-053, 3736 Aquetong Road as recommended by the Historical Architectural Review Board. Issuance of the Certificate of Appropriateness does not relieve the applicant from obtaining any and all applicable permits prior to commencement of work.

VIII. Presentations

Drone Survey Presentation – Raritan Valley Community College

Jay F. Kelly, Ph. D., Center for Environmental Studies at Raritan Valley Community College presented a PowerPoint presentation (copy of which is attached) to the Board on the Proposal for Infrared Deer Surveys in Solebury Township. Highlights of the presentation include: Deer Population Trends in the Northeastern US; Reasons for Deer Population Growth; Comparison of Deer Survey Methods; Comparison of Sampling Design – Fixed Wing vs. sUAS; RVCC Infrared Drone Surveys; and Research Goals.

Public Comment utilizing Zoom’s Chat Feature:

- Barbara Zietchick, resident: Are there natural enemies that could be brought in?
- Kay Reiss, resident: As the deer population decreases and vegetations increases, don’t births increase?
- Helen Tai, resident: What is the rationale for surveying at night vs. day?

Deer Management Program Update – Nate Spence, USDA

Nate Spence, USDA Wildlife Technician, Carey A. Furlo, USDA Wildlife Biologist, and Jason Wood, USDA District Supervisor presented a PowerPoint presentation (copy of which is attached) to the Board on the Solebury Township Deer Management Program. Highlights of the presentation include: Role of USDA Management of Hunting Program; Property Enrollment; Property Enrollment Outreach and Solutions; Program Improvements; Components and Results of the 2019-2020 Hunting Season; USDA Targeted Deer Removal to Supplement Hunting Program; Discussion of Goals; 2021 Proposal for USDA Targeted Removal; and Cost Breakdown for USDA Targeted Removal.

Public Comment utilizing Zoom’s Chat Feature:

- Ms. Zietchick: We have seen “foreigners” with guns; we thought each hunter was assigned a particular area and would wear a tag with a number on it. We have seen non-numbered hunters.
- Ms. Tai: How many deer were taken through the program this last year vs. prior years?
- Joanne’s iPad: Many people walk the roads of Solebury for exercise etc. How safe are walkers from deer hunters I.e. how far from roads do hunters have to be?
- Mr. Francis: 164 were taken this year – 137 females, 27 males. Prior years there has been an increase in population from 2017.
- Ms. Tai: How many more deer do we need to take per year to get to our target goal?
- Mr. Francis: We currently are at a population of nearly 5,000 and 188 deer per square mile and the USDA sustainable target is 1664 and 63 per sq mile ultimately.
- Mr. Furlo: The focus of any hunting or deer removal program is reduction of associated damages. We don’t currently recommend a particular density to work towards. We look at measures decided upon by the property owner/managers to determine effectiveness.
- Mr. Furlo: With the number that Mr. Francis provided, 63/sq mile, it is possible to still have property damage at our goals determined by the township.
- Mr. Furlo: Thank you everyone.

Library Task Force Report

The Library Task Force presented their final report: The Free Library of New Hope & Solebury Funding and Oversight Issues (copy of which is attached) to the Board. Highlights of the presentation include: Executive Summary; Key Findings; Committee’s Process and Findings; History and Finances of the Free Library of New Hope and Solebury; Comparison with Libraries in Other Municipalities; Legal Analysis; and Conclusion.

Public Comment utilizing Zoom’s Chat Feature:

- Ms. Tai: Thank you to the committee for its findings. Are there any recommendations for how to proceed?
- Joanne's iPad: Thanks very much to the Library Taskforce for all their hard work.
- Ms. Zietchick: The renovation was paid for without informing the Township of their plans.

IX. New Business

Fuel Bid Award

Bids for fuel have been received by the Bucks County Consortium and reviewed by Solebury Township Administration.

Res. 2020-97 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Barrett it was unanimously agreed to award the bid for Premium Unleaded Gasoline and Ultra Low Sulfur Diesel Fuel to Riggins, Inc.; and to award the bid for Propane to Suburban Propane, Inc. as reflected in their respective bids submitted to the Bucks County Consortium.

Ready for 100 Resolution

The Resolution by the Board of Supervisors is in support of "Ready for 100" renewable energy movement.

Public Comment utilizing Zoom's Chat Feature:

- Ms. Zietchick: Totally a dream; we are not doing away with renewable energy at the present time.
- Ms. Zietchick: China burns coal and has a great part of polluting the world. We are not in their class. Right now, we can certainly support the Sierra Club but not the end of fossil fuels.

Res. 2020-98 – Upon a motion by John S. Francis, seconded by Mr. Baum Baicker, it was unanimously agreed to adopt the resolution in support of "Ready for 100" renewable energy movement and authorized the Administration to send a copy to: State Senator Steve Santarsiero; State Representative Wendi Thomas; Pennsylvania Governor Tom Wolf; U.S. Representative Brian Fitzpatrick; and U.S. Senators Bob Casey and Patrick Toomey.

Zoning Hearing Board Applications

1. The applicants, Marco & Elizabeth, 6184 Honey Hollow Road, TMP No. 41-013-008-003, are requesting a variance from Section 27-2603.D2B to install a pool in rear yard setback.

Res. 2020-99 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to authorize the solicitor to attend the Zoning Hearing Board hearing on August 12, 2020 to oppose to application.

2. The applicant, Heritage Senior Living, LLC, Lower York Road, TMP Nos. 41-022-144-001, 41-022-144-002, and 41-022-153, is requesting the following variances from the Solebury Township Zoning Ordinance:

A variance from Section 27-2301.D(4) to permit the operation of the senior care facility on Lot 1 with 76 parking spaces whereas 239 spaces would otherwise be required.

A variance from Section 27-2205.1.B(3) (c) so as to permit the disturbance of approximately 2,500 square feet of Class III steep slopes.

A variance from the provisions of 27-2407.1.C(4) (c) so as to permit:

- Each tenant space to have wall signs on 2-sides of each building – the side facing Route 202 and side facing the internal parking lot; and
- For said wall signs to be a maximum area of 10% of the wall area of the respective individual tenant space, up to a maximum of 45 square feet, where a maximum of 32 square feet is otherwise permitted.

Res. 2020-100 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to authorize the solicitor to attend the Zoning Hearing Board hearing on August 12, 2020 to represent the interest of the Township.

Authorize Solicitor to Send Letter of Interest for TMP Nos. 41-022-135-001 & 41-022-137

The original motion was to authorize the Solicitor to send a letter of interest for TMP Nos. 41-022-135-001 and 41-022-137. The Township received the signed letter from the seller resulting in a change to the Motion.

Res. 2020-101 – Upon a motion by Mr. Baum Baicker, seconded by Mr. McEwan, it was unanimously agreed to accept and approve the Letter of Intent received by the owner of TMP Nos. 41-022-135-001 and 41-022-137

Authorize Solicitor to Prepare Agreement of Sale and All Other Documents Associated with the Purchase of TMP Nos. 41-022-135-001 & 41-022-137

Res. 2020-102 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to authorize the Solicitor to prepare the agreement of sale and all documents associated with the purchase of TMP Nos. 41-022-135-001 and 41-022-137.

X. Public Comment – No Public Comment

XI. Adjournment

The meeting was adjourned at 8:41 p.m.

Respectfully submitted,
Catherine Cataldi
Secretary