

**SOLEBURY TOWNSHIP BOARD OF SUPERVISORS**

August 18, 2020 – 6:00 P.M.

**VIRTUAL MEETING**

**MEETING MINUTES**

The August 18, 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 and Curt Genner, Township Engineer were also in attendance.

Zoom recording device was then turned on.

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

**II. Approval of Bills Payable – July 30, 2020 and August 13, 2020**

**Res. 2020-103 – Upon a motion by Mr. McEwan, seconded by Mr. Francis, the list of Bills Payable dated July 30, 2020 and August 13, 2020 were unanimously approved as prepared and posted.**

**III. Approval of Minutes – July 21, 2020 Virtual Meeting**

**Res. 2020-104 – Upon a motion by Mr. Francis, seconded by Mr. McEwan, the Minutes of the July 21, 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, August 18, 2020 dealing with Land Acquisition, Litigation and Zoning.

- Resignation of Buz Teacher from the Farm Committee

Mr. Baum Baicker announced the resignation of Buz Teacher from the Farm Committee. The Board thanked Mr. Teacher for his service.

**Res. 2020-105 – Upon a motion by Mr. Barrett, seconded by Mr. McEwan, the resignation of Buz Teacher from the Farm Committee was unanimously accepted.**

- Appointment of Steve Young to the Historic Architectural Review Board

**Res. 2020-106 – Upon a motion by Mr. Francis, seconded by Mr. McEwan, it was unanimously agreed to appoint Steve Young, Solebury resident, without compensation, to the Historic Architectural Review Board for term ending December 31, 2024.**

**V. Supervisors Comment**

- Mr. McEwan commented on the 2020 Census. The Census can be completed online at [my2020census.gov](https://my2020census.gov).

- Mr. Baum Baicker and Ms. Blood commented on how the overall economic situation has impacted the Township's Tax receipts.

Mr. Morrissey entered the Zoom meeting.

- Mr. Morrissey thanked Buz Teacher for his service on the Farm Committee.
- Mr. Morrissey announced the vacancy on the Farm Committee. Those interested can send their Letter of Interest and Resume to Catherine Cataldi at the Township building. Send by email to ccataldi@soleburytwp.org or by mail to Solebury Township, Attn: Catherine Cataldi, 3092 Sугan Road, P.O. Box 139, Solebury, PA 18963.

**VI. Public Comment** – No Public Comment

**VII. Public Hearings**

Historic Architectural Review Board – Certificate of Appropriateness – Carversville Christian Church (41-002-053, 3736 Aquetong Road) – Motion Revision/Clarification

At the July 21, 2020 Board of Supervisors meeting the Board authorized the Certificate of Appropriateness to TMP # 41-002-053, 3736 Aquetong Road, as per the recommendations from the Historic Architectural Review Board: *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*

A revision/clarification was made to the motion. Instead of the motion reading, "The stone base is to be reused and will be taller and thinner", it should have read, "The existing stones from the base will be reused for the new base design and will be taller and thinner."

**Res. 2020-107 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to modify the motion to read "The existing stones from the base will be reused for the new base design and will be taller and thinner", instead of "The stone base is to be reused and will be taller and thinner".**

Conditional Use – Solebury School – Solebury School Wastewater Treatment Facility (6832 Phillips Mill Rd TMP#'s 41-018-079, 41-028-008 & 41-028-007)

The hearing was opened by Mark L. Freed, Township Solicitor.

The Applicant, Solebury School, was represented by Steve Feld, Solebury School; Vince D'Ambrosio, Solebury School; Adam Stern, Natural Systems Utilities; Zachary Gallagher, Natural Systems Utilities; Mike Zavoda, Natural Systems Utilities; Sheng Chu, Ph.D, PE, Senior Project Engineer II – Natural Systems Utilities; and Chris Hager, Engineer – Langan Engineering and Environmental Services, Inc.

A court stenographer was present to record the testimony.

No Party Status was requested.

Mr. Freed went over the exhibits for the Conditional Use hearing.

Following testimony by representatives of the applicant the hearing was closed.

The PowerPoint presentation was marked as exhibit A1.

Public Comment – Zoom Chat Feature:

- Paul Cosdon: Are the trees that are being removed going to be replaced
- Gayle & Jim: The fact that the trees are ash trees is not relevant. If they are taken down, they should be replaced with other species. I'm asking the Supervisors to require their replacement.
- Kathy Sberna: What is the townships standard for tree replacement when trees are removed for development? Thank You

The Applicant was agreeable to all the conditions.

**Res. 2020-108 – Upon a motion by Mr. Morrissey, seconded by Mr. Baum Baicker, it was unanimously agreed to approve a motion amendment to include the following condition: The Applicant shall have a conversation with the appropriate vendor to evaluate the appropriateness of planting additional trees as replacement to the trees that are being removed.**

**Res. 2020-109 – Upon a motion by Mr. Baum Baicker, seconded by Mr. McEwan, it was unanimously agreed to approve the Conditional Use per the following conditions, which were cited by the Township Solicitor and on the transcript, as amended by Supervisor Morrissey:**

1. **The Applicant shall proceed in accordance with its application dated June 29, 2020, the plans submitted, all supporting material, the evidence submitted, and all representations made by and on behalf of the Applicants.**
2. **The Applicants shall pay all Township expenses related to the applications to the extent not paid.**
3. **The Applicant shall comply with the rules, regulations and ordinances of Solebury Township, the Commonwealth of Pennsylvania, the United States government and especially with the Solebury Township Zoning Ordinance and Subdivision and Land Development Ordinance.**
4. **The Applicant shall comply with all conditions recommended by the Planning Commission.**
5. **The Applicant shall obtain of all permits and approvals from any agencies having jurisdiction over same to the extent applicable.**
6. **The Applicant shall comply with all conditions and recommendations indicated in the Township Engineer's review memorandum dated August 5, 2020 related to Conditional Use and all conditions and recommendations indicated in Township Engineer's memorandum dated August 5, 2020 pertaining to sewage facilities planning modules application.**
7. **The Applicant shall enter into an operations and maintenance agreement as the Township determines to be appropriate.**
8. **The Applicant shall provide such financial security as the Township determines to be appropriate.**
9. **The Applicant shall have a conversation with the appropriate vendor to evaluate the appropriateness of planting additional trees as replacement to the trees that are being removed.**

## **VIII. Presentations**

### Sustainability Initiative Presentation – Solebury Township Planning Commission

The Solebury Township Planning Commission Presented a Sustainability Initiative Presentation (copy of which is attached) to the Board of Supervisors.

Public Comment – Zoom Chat Feature:

- Barbara Zietchick: Do you have the ability as a Board in writing applications for building and development permits?
- Susan Olinger: When can we see a draft of this matrix?
- Susan Olinger: Yes, we should see the matrix format as well as the drafts

#### The Free Library of New Hope and Solebury

Doug Brindley, Library President, and Joanne Reszka, Library Vice President presented a PowerPoint presentation (copy of which is attached) to the Board of Supervisors. Highlights of the presentation include: Logistical Impact of Covid 19 shutdown; Financial Impact of Covid 19 shutdown; Financial Performance YTD; Library Programs; 2021 Forecast; Aspiration beyond 2021; Strategic Planning and Long-term Vision; and One of only four Gold Star Libraries in Bucks County.

The Board expressed interest in the Free Library of New Hope and Solebury presenting twice a year instead of once a year.

Public Comment – Zoom Chat Feature:

- Pearl Mintzer: why do we contribute so much more than New Hope
- Greg Kellie: Office expenses, 21K, for what please?
- Dan Dupont: Solebury's population: 8,500 or so New Hope: 2,500
- Greg Kellie: Why does the library sponsor an adult and children's yoga program, and what is our liability?
- Greg Kellie: What are Board events?
- Tom Cannon: test
- Greg Kellie: Last year they spent 21k for office expenses, in the aspirational budget the estimate is 3900.00, that's quite a disparity?
- Pearl Mintzer: why don't you ask the Bucks Co Herald to give you some free ads to ask for financial support? It worked for the Herald to raise money.
- Barbara Zietchick: How is the plan implemented? by cod

#### **IX. Old Business**

##### Resolution Approving the Agreement of Sale for the Purchase of TMP Nos. 41-022-135-001 & 41-022-137

The proposed resolution of the Board of Supervisors of Solebury Township authorizes Solebury Township to enter into Agreements of Sale for the purchase of property TMP #41-022-137 consisting of 1.068 acres more or less owned by Anthony C. Canike and property TMP #41-022-135-001 consisting of 11.47 acres more or less of vacant land owned by Country Host, Inc.

Public Comment – Submitted by Email (copy of which is attached)

Public Comment – Zoom Chat Feature (copy of which is attached)

**Res. 2020-110 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey it was unanimously agreed to adopt the resolution approving the Agreement of Sale for the Purchase of TMP Nos. 41-022-135-001 & 41-022-137.**

#### **X. New Business**

##### Resolution Approval – Act 537 Sewage Treatment Facility Planning Module Component #4A – Solebury School (6832 Phillips Mill Rd, TMP #'s 41-018-079, 41-028-008 & 41-028-007)

The applicant proposes to build a new wastewater treatment facility, on the north side of the stream located in the floodplain. The existing treatment facility is to be abandoned. The effluent dispersal field of the new facility will be on the south side of the stream. Approval of the Planning Module Component #4A is required by the DEP.

Upon a Motion made by TJ Francisco, Seconded by Peter Brussock the Solebury Township Planning Commission unanimously recommend approval of the Solebury School Act 537 Wastewater Treatment Facility Component 4A pursuant to item #1 of C. Robert Wynn Associates review memorandum dated August 5, 2020 and approval of planning module submission to PADEP upon completion of remaining items in C Robert Wynn Associates memorandum dated August 5, 2020.

**Res. 2020-111 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to adopt the resolution approving the Act 537 Sewage Treatment Facility Planning Module and authorizing administration to complete and execute Component #4A – Solebury School (6832 Phillips Mill Rd, TMP #'s 41-018-079, 41-028-008 & 41-028-007), conditioned upon the compliance with the Township Engineer's recommendations.**

Authorization to Advertise – Historic Architectural Review Board Ordinance Amendment

The proposed ordinance of the Township of Solebury, Bucks County, Pennsylvania, amends the requirements for a Registered Architect and Building Inspector on the Solebury Township Board of Historical Architecture Review

**Res. 2020-112 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Barrett, it was unanimously agreed to authorize the advertisement of the Historic Architectural Review Board Ordinance Amendment.**

Zoning Hearing Board Applications

1. The applicants, David and Lori Woodward, 2956 River Road, TMP No. 41-020-001, are requesting a variance from Section 22-2205-B(3)(c) to complete an addition on the property without changing the footprint of the existing home and add a rear patio.

**Res. 2020-113 – Upon a motion by Mr. McEwan, seconded by Mr. Barrett, it was unanimously agreed to authorize the Township Engineer to send a written letter providing his comments to the Zoning Hearing Board regarding this application.**

2. The applicants, Kathleen and Stanton Taylor, 13 Blenheim Drive, TMP No. 41-013-001-006, are requesting a variance from Section 27-404-1.B.h due to the fan shape of the lot limits size of back yard and placement of pool.

**Res. 2020-114 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to authorize the Township Engineer to send a written letter providing his comments to the Zoning Hearing Board regarding this application.**

**XI. Public Comment – No Public Comment**

**XII. Adjournment**

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

Respectfully submitted,  
Catherine Cataldi  
Secretary