

**SOLEBURY TOWNSHIP BOARD OF SUPERVISORS**

January 4, 2024 – 9:30 A.M.

**Solebury Township Hall/Virtual – Hybrid Meeting  
WORK SESSION MINUTES**

Attendance: Mark Baum Baicker, Chair, Hanna Howe, Vice-Chair, Christy Cheever, John S. Francis, Kevin Morrissey, Christopher Garges, Township Manager, Michele Blood, Assistant Manager and Catherine Cataldi, Secretary. Mark L. Freed, Township Solicitor was also in attendance.

Meeting recording was turned on.

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

**II. Announcements/Resignation/Appointments**

Executive Session

Mr. Baum Baicker announced that an Executive Session was held directly prior to the Board of Supervisors meeting discussing Zoning Matters.

**III. Supervisor Comment – No Supervisor Comment**

**IV. Priorities and Objectives for 2024 – Board Discussion**

The Board reviewed the draft preliminary list of Solebury Township Objectives for 2024. The preliminary list included recommendations from the most recent Comprehensive Plan in addition to other topics the Board felt should be included. A copy of the Board of Supervisors’ 2024 Priority Matrix is attached. Based upon discussion, the top priorities were determined as follows (Please note the priorities are not listed in any particular order):

1. Review and update the Township’s Airbnb Ordinance - Lead/Sponsor: Mr. Baum Baicker/Mr. Freed
2. Continue Stormwater and Building Code review - Lead/Sponsor: Mr. Francis/Planning Commission/Township Engineer
3. Research and draft a Burning Regulation Ordinance - Lead/Sponsor: Mr. Francis/Environmental Advisory Council
4. Continue to draft an Alternate Energy Ordinance - Lead/Sponsor: Board of Supervisors/Mr. Freed/ Planning Commission
5. Review of Ordinance Process - Lead/Sponsor: Board of Supervisors/Mr. Freed/ Planning Commission
6. Research and draft a Dark Skies Ordinance - Lead/Sponsor: Mr. Francis/Mr. Freed/Environmental Advisory Council
7. Investigate addition ways for paperwork reduction - Lead/Sponsor: Mr. Garges/Ms. Blood
8. Implement security measures at the Township Building - Lead/Sponsor: Mr. Garges
9. Continue to identify and pursue grant opportunities - Lead/Sponsor: Mr. Garges/Ms. Blood
10. Continue sustainability actions including a Climate consultant/energy audit/Climate Action Plan/LCP Program - Lead/Sponsor: Mr. Francis/ Environmental Advisory Council/ Mr. Garges/Kate Robeson-Grubb
11. Research and draft EV Charging Ordinance - Lead/Sponsor: Mr. Francis/Planning Commission

12. Continue efforts to expand and evaluate deer management - Lead/Sponsor: Mr. Francis/ Environmental Advisory Council/United States Department of Agriculture (USDA)/Mr. Garges
13. Continue involvement with potential Tuscarora cleanup - Lead/Sponsor: Mr. Francis/Mr. Freed
14. Ongoing focus on development of trails - Lead/Sponsor: Mr. Garges /Mr. Francis/Mr. Morrissey/Dudley Rice/Parks & Recreation
15. Aquetong Spring Park – Bond House Strategy - Lead/Sponsor: Mr. Morrissey/Mr. Dudley Rice/ Parks & Recreation Board
16. Environmental Advisory Council Sustainability Subcommittee projects - Lead/Sponsor: Mr. Francis/Environmental Advisory Council
17. Continue to monitor the New Hope Crushed Stone situation, including access opportunities and work with Department of Environmental Protection regarding the Quarry reclamation and Primrose Creek Restoration - Lead/Sponsor: Mr. Morrissey/Mr. Francis
18. Lower Delaware Scenic Management Council - Designation of Solebury Creeks in Congressional Package and National Park Service Paunacussing Creek Project - Lead/Sponsor: Mr. Baum Baicker
19. Continue tree plantings at Township owned properties - Leap/Sponsor: Mr. Garges/Mr. Rice/Parks & Recreation Board/Environmental Advisory Council
20. Continue to improve traffic flow, safety and emissions along Route 202 - long term goal - Lead/Sponsor: Mr. Baum Baicker
21. Receive Final Route 202 Property Advisory Committee report, pursue grants and determine next steps for the 202 Property - Lead/Sponsor: Ms. Howe/Mr. Morrissey/Mr. Garges
22. Trail development from the New Hope Eagle Firehouse to Aquetong Spring Park - Lead/Sponsor: Mr. Garges/Mr. Rice/Parks & Recreation
23. Review current land preservation objectives using Comprehensive Plan survey and update as appropriate - Lead/Sponsor: Mr. Morrissey/Mr. Baum Baicker
24. Continue to investigate and develop landowner/farmer match program - Lead/Sponsor: Ms. Howe/Farm Committee
25. Research and update Farm ordinance - Lead/Sponsor: Ms. Howe/ Farm Committee/Mr. Garges/Mr. Freed
26. Continue recruitment of potential committee members - Lead/Sponsor: Board of Supervisors/Township Administration
27. Continue coordination among committees - Annual meeting of Committee/Board Chairs with Board of Supervisors - Lead/Sponsor: Mr. Baum Baicker
28. Start the preparation and planning for the next Comprehensive Plan update – Committee has been established - Lead/Sponsor: Board of Supervisors/Township Administration/Comprehensive Plan Committee
29. Parks and Open Space Plan -Ten (10) year update – Establish Committee - Lead/Sponsor: Mr. Garges/Mr. Rice/Parks & Recreation
30. Search for new Police Chief - Lead/Sponsor: Search Committee
31. Continue discussions on affordable housing (ADU's) - Lead/Sponsor: Board of Supervisors

**V. New Business**

Lolla Zoning Hearing Board (ZHB) Application – Authorize Solicitor to Attend

The applicants, Niles Lolla and Bajame Alia, are requesting variances for Sections 27-2204, 27-604, and 27-2208 in connection with a request to construct an addition to the existing dwelling and ancillary site improvements on the property located at 2863 River Road, New Hope, Solebury Township, Bucks County and identified as Tax Parcel No. 41-018-0121-001.

**Res. 2024-22 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to authorize the Township Solicitor to attend the Zoning Hearing Board hearing/s for the Lolla ZHB application to represent the interest of the Board of Supervisors.**

Shire York Holding, LLC Zoning Hearing Board Application – Authorize Solicitor to Attend

The applicant is requesting variances from Sections 27-1604.1.A.(3), 27-1604.1.A.(6)(a), 27-1604.1.A.(9), 27-1604.1.A.(12), and 27-2305.5. in connection with the development of a private athletic facility at the property located at 6538 Lower York Road, New Hope, Solebury Township, Bucks County, and identified as Tax Parcel No. 41-022-142.

**Res. 2024-23 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to authorize the Township Solicitor to attend the Zoning Hearing Board hearing/s for the Shire York Holding, LLC ZHB application to represent the interest of the Board of Supervisors.**

Summers-De Los Reyes Zoning Hearing Board Application – Authorize Solicitor to Attend

This topic was eliminated as no action was needed.

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

V. **Adjournment**

The work session adjourned at 10:40 a.m.

Respectfully submitted  
Catherine Cataldi  
Secretary

2024 Priorities Summary

		IMMINENT	PRIORITY	ONGOING	LEAD/SPONSOR
<b>1.0 ORDINANCE REVIEW</b>					
1.1	AirBnB		*	*	MF/MBB
1.2	Storm Water/Building code review		*		PC/JF/CGenner
1.3	Burning Ordinance		*	*	EAC
1.4	Alternative Energy Ordinance	*			PC/BOS/MF
1.5	Review of Ordinance Process			*	PC/BOS/MF
1.6	Develop Dark Skies Ordinance		*	*	JF/EAC/MF
<b>2.0 PERSONNEL/ADMINISTRATION</b>					
2.1	Paperwork reduction			*	MBlood/CG
2.2	Township Building Security			*	CG
2.3	Grants			*	MBlood/CG
<b>3.0 SUSTAINABILITY</b>					
3.1	Climate consultant/energy audit/Climate Action Plan/LCP Program		*	*	JF/EAC/CG/KR-G
3.2	EV Charging Ordinance			*	JF/PC
3.3	Deer Management		*	*	JF/EAC/USDA/CG
3.4	Tuscarora Site Monitoring			*	JF/MF
3.5	Trails ongoing expansion			*	CG/KM/JF/DR/P&R
3.6	Aquetong Spring Park - Bond House Strategy		*	*	P&R/KM/DR
3.7	EAC Sustainability Subcommittee			*	EAC/JF
3.8	Quarry Monitoring - continue to assess opportunities, work with DEP re: reclamation			*	KM/JF
3.9	Lower Delaware Scenic Management Council - Creek designation, NPS Paunacussing project		*		MBB
3.10	Tree planting			*	DR/CG/EAC/P&R
<b>4.0 ROUTE 202</b>					
4.1	Improved traffic low/safety/emissions - review options			*	MBB/RM
4.2	Receive final committee report, pursue grants, take next steps for flea market property		*	*	HH/KM/CG
4.3	Eagle Fire House to ASP ("Gateway") trail feasibility		*		CG/DR/P&R
<b>5.0 LAND PRESERVATION</b>					
5.1	Review current objectives using Comprehensive Plan survey & update as appropriate		*		KM/MBB
<b>6.0 FARMING</b>					
6.1	Landowner-farmer match program			*	FarmC/HH
6.2	Farm ordinance overhaul			*	FarmC/HH/CG/MF
<b>7.0 MISCELLANEOUS</b>					
7.1	Committee recruitment			*	BOS/Township Administration
7.2	Committee Chairs to attend BOS meeting			*	MBB
7.3	Comprehensive Plan Update			*	BOS/Twp Admin/Comp Plan Comm.
7.4	Parks and Open Space Plan 10yr update - establish committee		*		P&R/CG/BOS
7.5	Search for new Police Chief		*		Search Committee
7.6	Affordable housing discussion (ADU's?)			*	BOS