

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
January 16, 2024 – 6:00 P.M.
Solebury Township Hall/Virtual - Hybrid Meeting
MEETING MINUTES

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

The recording device was turned on.

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

II. Approval of Bills Payable – December 21, 2023, December 28, 2023 and January 11, 2024

Res. 2024-24 – Upon a motion by Ms. Howe, seconded by Mr. Morrissey, the list of Bills Payable dated December 21, 2023, December 28, 2023 and January 11, 2024 were unanimously approved as prepared and posted.

III. Approval of Meeting Minutes – December 12, 2023 Budget Meeting, January 2, 2024 Reorganization Meeting and January 4, 2024 Work Session – Establishing Priorities

Res. 2024-25 – Upon a motion by Mr. Morrissey, seconded by Ms. Howe, the Minutes of the December 12, 2023 Budget Meeting, January 2, 2024 Reorganization Meeting and January 4, 2024 Work Session – Establishing Priorities were unanimously approved as prepared and posted.

IV. Announcements / Resignations / Appointments

Executive Session

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

Resignation of Barbara Zietchick from the Parks & Recreation Board

Res. 2024-26 – Upon a motion by Mr. Francis, seconded by Ms. Howe, it was unanimously agreed to accept the resignation of Barbara Zietchick from the Parks & Recreation Board effective immediately.

Resignation of TJ Francisco from the Solebury Township Planning Commission

Res. 2024-27 – Upon a motion by Mr. Morrissey, seconded by Ms. Howe, it was unanimously agreed to accept the resignation of TJ Francisco from the Solebury Township Planning Commission effective immediately.

Appointment of John DeAndrea to the Solebury Township Planning Commission

Res. 2024-28 – Upon a motion by Ms. Howe, seconded by Ms. Cheever, it was unanimously agreed to appoint John DeAndrea, resident, without compensation as a voting member to the Solebury Township Planning Commission to fill the vacancy resulting from the resignation of TJ Francisco for term ending December 31, 2024.

V. Supervisor Comment – No Supervisor Comment

VI. Presentation

Ingham Road, Lower Mountain Road and Route 202 Intersection – Bowman Consulting

Mark Roth, Township Traffic Engineer presented the Lower York Road (Route 202)/Lower Mountain Road/Ingham Road Intersection Alternative Improvement Summary (copy of which is attached).

Discussion ensued between the Board and Township Traffic Engineer regarding the options for the intersection.

Barbara Zietchick, resident, commented on safety concerns at the intersection and suggested making Lower Mountain Road one way.

Christy Hallas, resident, expressed support for restricting left turns from both Ingham and Lower Mountain Roads onto Route 202.

Camila Chicarelli, resident, expressed support for alternative 1 with restricting left turns from both Ingham and Lower Mountain Roads onto Route 202. Ms. Chicarelli commented on the lack of lighting at the intersection and questioned if this improvement would be included in this project?

Ms. Zietchick questioned whether the lighting could be addressed now.

The Board agreed to Alternative 1 with the inclusion of restriction of left turn from Ingham and Lower Mountain Roads onto Route 202.

The Board agreed to authorize Mark Roth and Christopher Garges to correspond with PennDOT regarding the lighting at the intersection.

202 Property Advisory Committee – Recommendation

Nancy Stock-Allen, Committee Chair present the 202 Property Advisory Committee recommendations (copy of which is attached).

Res. 2024-29 – Upon a motion by Mr. Morrissey, seconded by Mr. Baum Baicker, it was unanimously agreed to forward the 202 Property Advisory Committee Final Report to the Township Manager for his review with the goal to request a Request for Proposal (RFP) for a Park Designer next month. The Board of Supervisors are to prepare a response to the request to name the park Solebury Park.

2023 Township Achievements

The Board of Supervisors presented the accomplishments for 2023 (copy of which is attached).

VII. Public Hearing

DeMasi Conditional Use – TMP # 41-036-020, 3515 Windy Bush Road

The applicants are seeking Conditional Use approval to operate a Bed and Breakfast/Short Term Lodging Facility for occasional short-term rentals of transient guests for the address 3515 Windy Bush Road, New Hope, in Solebury Township, Tax Parcel No. 41-036-020.

A motion was made by Gretchen Rice and seconded by Keith Deussing to recommend approval of the conditional use application of Ellen DeMasi and Anna Mae Cashin for 3515 Windy Bush Rd, TMP #41-036-020 to operate a Bed and Breakfast/Short Term Lodging Facility for occasional short-term rentals of transient guest's project #23-2, subject to the Solebury Township Zoning Officer's review memorandum dated December 19, 2023.

The applicant, Ellen DeMasi was present with counsel, Glen D. Kimball, Esquire. A court stenographer was present to record the hearing testimony.

Thomas Reilly, resident, was granted party status.

Following the close of the hearing the Board agreed to table any decision until the February 20, 2024 Board of Supervisors meeting to allow additional time to consider the information provided during the hearing.

VIII. Old Business

Zoning Text Amendment – Farm Accessory Dwelling – Authorization to Resend to Solebury Township Planning Commission

The Board authorized Township Administration to send the proposed ordinance to the Bucks County Planning Commission, Solebury Township Planning Commissions and Farm Committee at the June 20, 2023 Board of Supervisors meeting. The Planning Commission tabled discussion on the topic at the July 10, 2023 PC meeting. Members of the Solebury Township Planning Commission and Farm Committee participated in discussion with the Board at the December 12, 2023 Board meeting.

Res. 2024-30 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to authorize Township Administration to resend the Zoning Text Amendment – Farm Accessory Dwelling Ordinance to the Solebury Township Planning Commission.

IX. New Business

Fireworks Ordinance Update – Authorization to Send to Solebury Township & Bucks County Planning Commission

The proposed ordinance amends the Solebury Township Zoning Ordinance, establishing standards for temporary facilities for sales of devices such as “ground sparkling devices, hand-held sparkling devices,” “novelties” or “toy caps. This ordinance was prepared in an effort to clarify the existing ordinance and align it with Pennsylvania State Law.

Res. 2024-31 – Upon a motion by Mr. Francis, seconded by Mr. Baum Baicker, it was unanimously agreed to authorize Township Staff to send the proposed ordinance to the Solebury Township and Bucks County Planning Commissions.

Bucks County Planning Commission Model EV Charger Ordinance – Request Solebury Township Planning Commission and Environmental Advisory Council Review and Comment

The Bucks County Planning Commission released the latest model ordinance regarding Electric Vehicle Charging Station Use.

Res. 2024-32 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, it was unanimously agreed to authorize Township Administration to send the Model Ordinance to the Solebury Township Planning Commission and Environmental Advisory Council for comments and recommendations.

Environmental Advisory Council – Sustainability Sub-Committee

The Environmental Advisory Council recommended that the Board of Supervisors approve that Sustainability Sub Committee meetings remain strictly virtual, and henceforth be publicly advertised.

Res. 2024-33 – Upon a motion by Ms. Cheever, seconded by Ms. Howe, it was unanimously agreed to approve that the Sustainability Sub Committee meetings be held strictly virtual, and henceforth be publicly advertised.

Environmental Advisory Council – Request for Electronic Waste Recycling Event

The Environmental Advisory Council recommended to the Board of Supervisors that Solebury Township host an e-recycling event during the spring of 2024.

Mr. Baum Baicker presented issues that the Township dealt with at the last Electronic Waste Recycling Event. Some issues were: The number of Non Solebury residents that participated, the location, traffic congestion, associated costs for the event and Township Staff (Public Works and Police), limited time period of event, and the number of residents that waited but weren't able to drop off.

The Board agreed to authorize Township Administration to research specifics for an Electronic Waste Recycling Event addressing solutions for the issues mentioned above.

X. Public Comment

XI. Adjournment

The meeting was adjourned at 8:33 pm.

Respectfully submitted,
Catherine Cataldi, Secretary



Solebury Township
202 Property Advisory Committee
Final Report
12/27/2023

Vision Statement

To create a space that embraces the principles of inclusivity, demonstrates multi-use design, celebrates Solebury's cultural heritage, and creates opportunities for building community. These principles will be explored in partnership with the community and will use sustainable practices where practical and feasible.

Public Survey

1. Passive
2. Farmers Market
3. Active Outdoor
4. Environmental center
5. Outdoor amphitheater
6. Community Garden
7. Dog Park
8. Community building
9. Sculpture Garden
10. Library
11. Children's play
12. Flea Market
13. Climbing walls
14. Skateboard Park
15. Gym

Solebury Parks Inventory

- 2 Passive
- 5 Active
- 2 Mixed Use

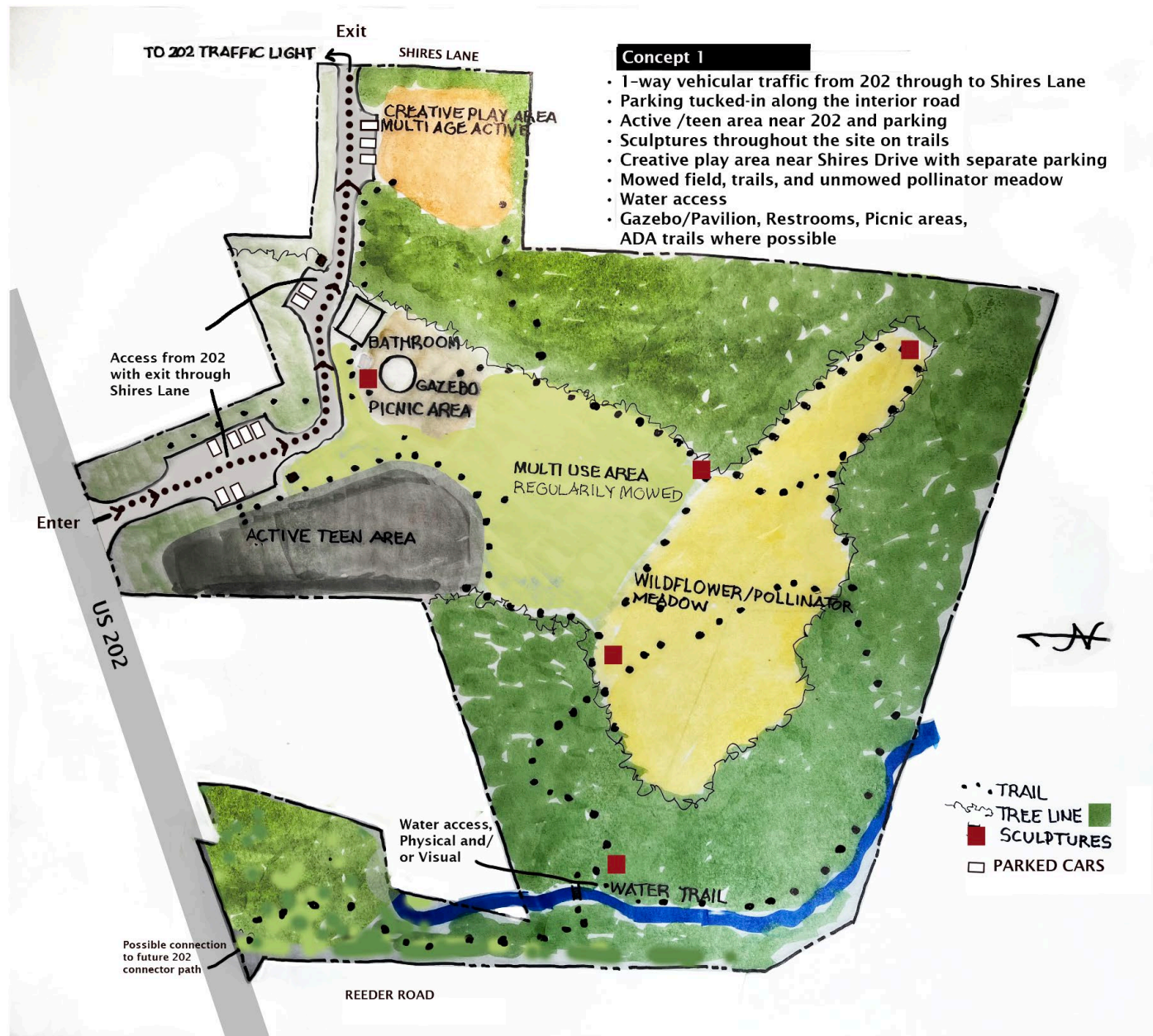
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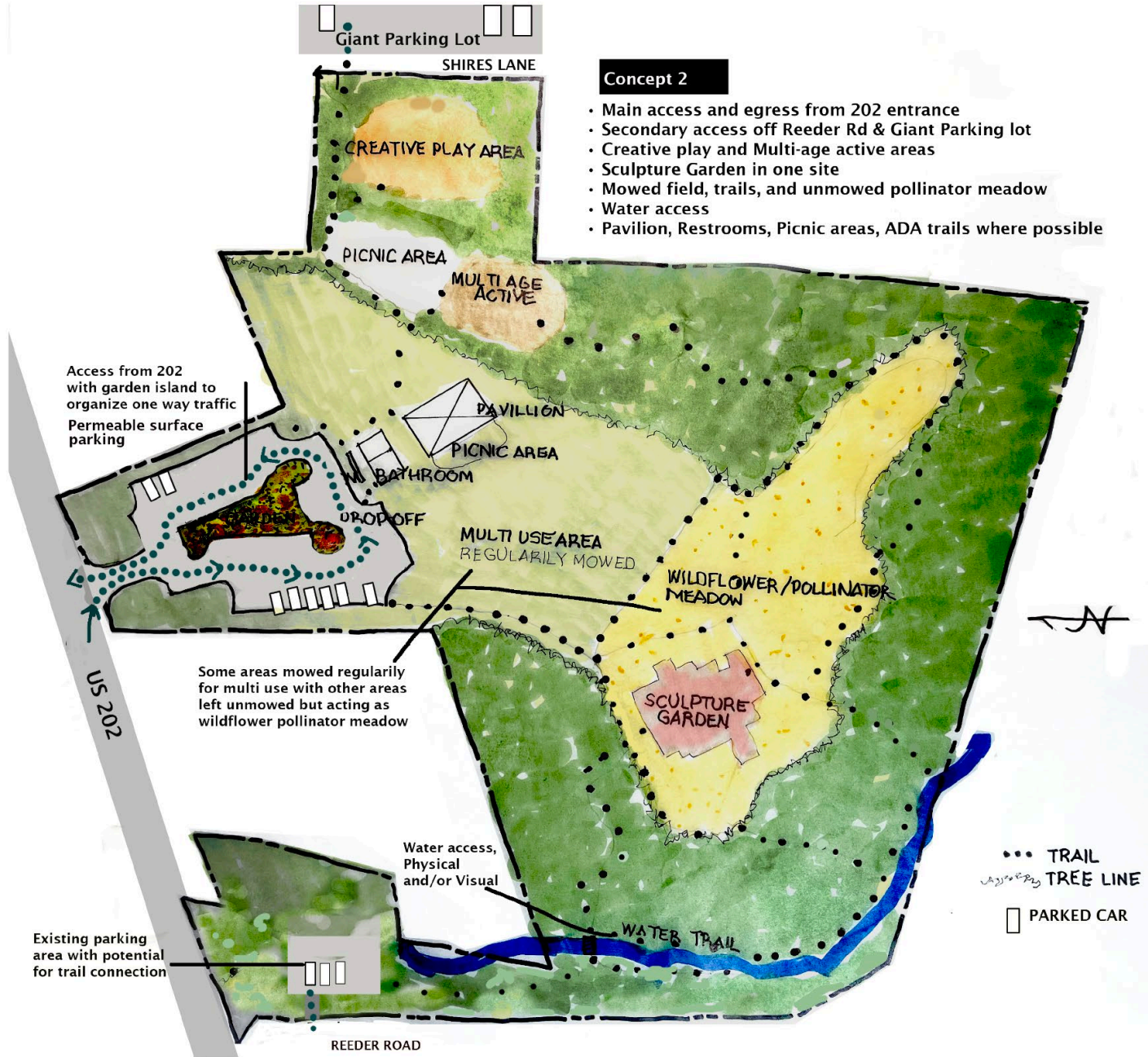
Conclusion

Mixed use
As Open space with
Low impact
recreation

Committee Suggested Park Elements

- Trails
- Multi-age play areas
- Water access
- Sculpture garden
- Pavilion

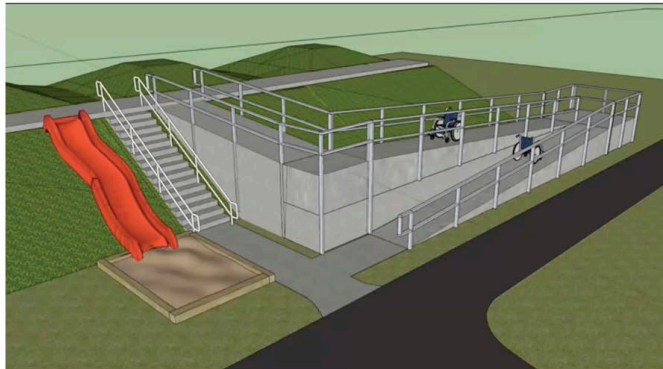


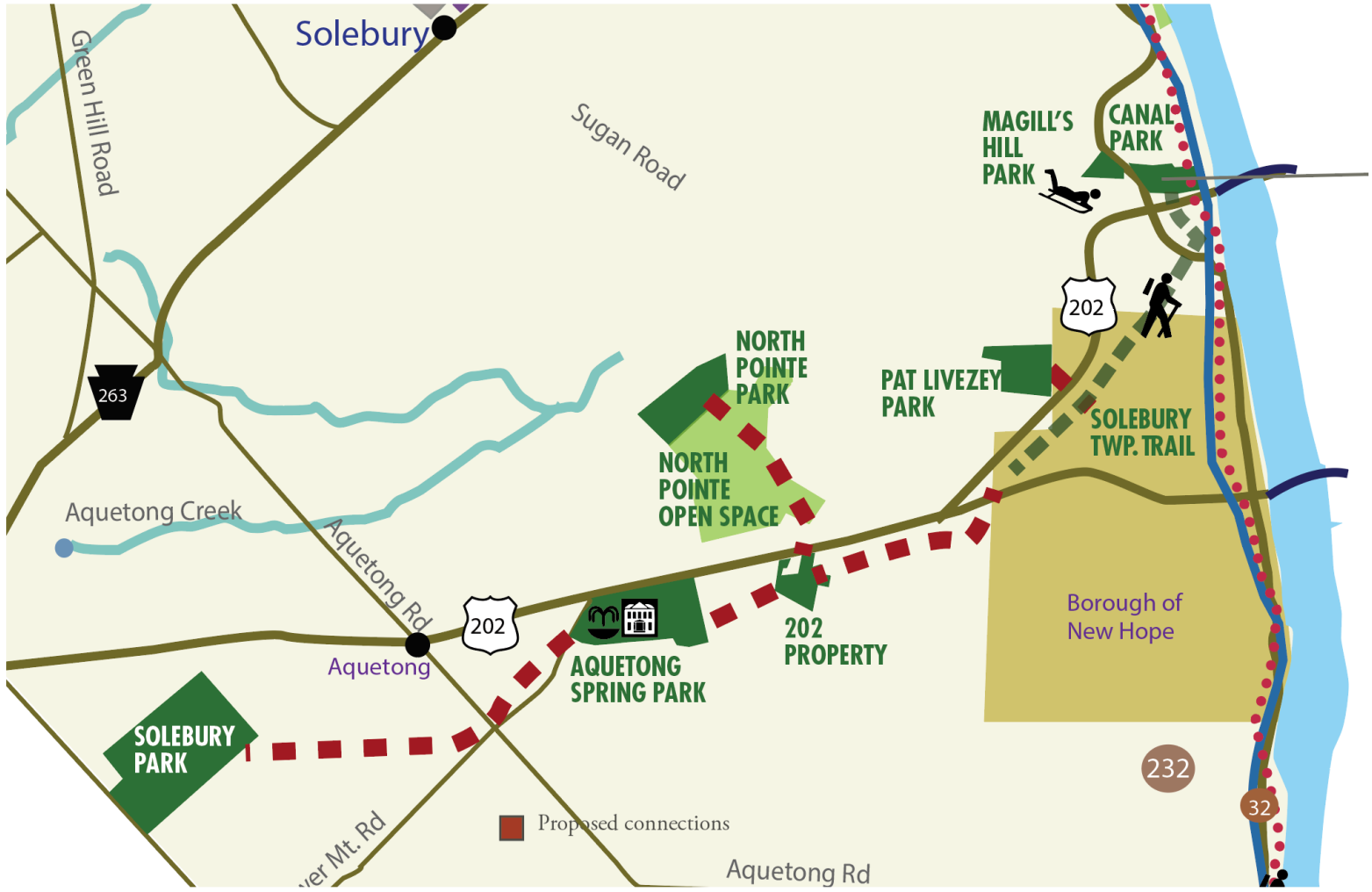




Given the proximity of Logan Square and its already existing parking spaces, the committee strongly recommends exploring the possibility of connecting stairs from the LS lot to the 202 property to encourage access and use of the park. This mutually beneficial relationship would encourage use for both locations.

Imagine what's possible





Naming the Park