

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
February 21, 2023 – 6:00 P.M.
Solebury Township Hall/Virtual - Hybrid Meeting

MEETING MINUTES

Attendance: Mark Baum Baicker, Chair, Hanna Howe, Vice-Chair, John S. Francis, Robert McEwan, Christopher Garges, Township Manager, Michele Blood, Assistant Township Manager, and Catherine Cataldi, Secretary. Mark L. Freed, Township Solicitor and Curtis J. Genner Jr., Township Engineer were also in attendance.

Kevin Morrissey was in attendance for part of the meeting via Zoom.

The recording device was turned on.

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

II. Approval of Bills Payable – February 16, 2023

Res. 2023-30 – Upon a motion by Mr. McEwan, seconded by Ms. Howe, the list of Bills Payable dated February 16, 2023 was unanimously approved as prepared and posted.

III. Approval of Meeting Minutes – February 7, 2023 Meeting

Res. 2023-31 – Upon a motion by Ms. Howe, seconded by Mr. McEwan, the Minutes of the February 7, 2023 Meeting were unanimously approved as prepared and posted.

IV. Announcements/Resignations/Appointments

Executive Session

The Board announced an Executive Session held February 21, 2023, prior to the meeting, dealing with Land Preservation and Zoning Matters.

Michael Warden Plaque

Mr. Baum Baicker presented Michael Warden with a plaque for his outstanding service and dedication to the community for over two decades.

V. Supervisor Comment

- Mr. Baum Baicker honored Brenda Meredith with words of remembrance and expressed his condolences.
- Mr. Francis announced that the Environmental Advisory Committee established a new Sustainability Sub-Committee at the February 14, 2023 meeting.

VI. Public Hearing

Historical Architectural Review Board – Certificate of Appropriateness – RE4 Investments (6089 Carversville Road, TMP # 41-002-002-003

Upon a Motion by Marnie Newman, seconded by Scott Minnucci, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP #41-002-002-003 as presented with the following amendments:

1. *Siding shall be Composite Board with a horizontal layout.*
2. *Metal Roof Seam shall be 1 inch.*
3. *Chimney to be painted to match siding color, option to power wash.*
4. *Windows are approved as vinyl material.*

Mr. Francis expressed interest in the Historical Architectural Review Board Guidelines being reviewed and updated to address newer properties within the historic district.

Mr. Baum Baicker commented on questions presented by Marni Newman at the Historical Architectural Review Board meeting regarding the historic district. Ms. Newman volunteered to research the history of the exact dimension of the historic district and the process to make changes, if possible.

Res. 2023-32 – Upon a motion by Mr. Francis, seconded by Ms. Howe, it was unanimously agreed to authorize the Certificate of Appropriateness to TMP # 41-002-002-003, 6089 Carversville Road, as per the recommendations from 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.

VII. Subdivision/Conditional Uses/Land Development

Minor Subdivision-Lot Line Adjustment for 5995 Lower York Road (TMP # 41-008-036 & 41-008-036-001)
The applicants located at 5995 Lower York Road, TMP No. 41-008-036 & 41-008-036-001 proposed a lot line adjustment between said parcels to make those parcels compliant with the Solebury Township Ordinance for proposed uses permitted by-right in the RB, Residential/Agricultural Zoning District.

Res. 2023-33 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Howe, it was unanimously agreed to grant the requested waivers for the Minor Subdivision/Lot Line Adjustment Plan No. 22-607 (5995 Lower York Road, TMPs 41-8-36 and 41-8-36-1) as identified in item six (6) of Wynn Associates, Inc. memorandum, dated November 8, 2022, conditional upon the applicant paying a fee-in-lieu-of (FILO) frontage improvements as set forth in the submitted cost estimate, dated January 11, 2023, and prepared by Gilmore and Associates, Inc. The FILO payment, in the amount of six thousand sixty-five dollars and sixty-two cents (\$6,065.62) is required to be made to the Township prior to recordation of the plans.

Res. 2023-34 – Upon a motion by Mr. Baum Baicker, seconded by Mr. McEwan, it was unanimously agreed to grant conditional approval for the Minor Subdivision/Lot Line Adjustment Plan No. 22-607 (5995 Lower York Road, TMPs 41-8-36 and 41-8-36-1), conditional upon the applicant satisfying all comments and recommendations as indicated in Wynn Associates, Inc. memorandum, dated November 8, 2022.

VIII. New Business

Tamarack Homeowners' Association (HOA) - Request for Approval of Proposed Changes to HOA's Restrictive Covenants

The Tamarack Homeowners Association requested the Board approve proposed changes to the Tamarack Homeowners' Association Declaration of Restrictive Covenants to broaden what signs are allowed in the neighborhood while still fully complying with Solebury Township's own sign requirements.

Res. 2023-35 – Upon a motion by Ms. Howe, seconded by Mr. Morrissey, it was unanimously agreed to approve the proposed changes to the Tamarack Homeowners' Association Declaration of Restrictive Covenants dealing with signage.

Land Preservation Committee – Act 153 – Certification of Eligible Properties to New Hope Solebury School District

The Board of Supervisors certifies properties eligible for the Act 153 program on an annual basis to the New Hope Solebury School District. This program authorizes the school district to exempt by resolution certain real property from further Millage increases imposed.

Res. 2023-36 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to certify the list of properties eligible under the Act 153 Program and the Administration is authorized to forward the list to the New Hope Solebury School District as prepared.

Tree City Proclamation

The proposed proclamation (copy of which is attached) is required by Arbor Day to recertify the Township as a Tree City.

Mr. McEwan presented an overview of the proposed proclamation.

Res. 2023-37 – Upon a motion by Mr. McEwan, seconded by Mr. Francis, it was unanimously agreed to adopt the Tree City Proclamation.

Zoning Text Amendment – Farm Accessory Dwelling – Authorization to Advertise and to Send to Solebury Farm Committee, Solebury Planning Commission and Bucks County Planning Commission

The proposed ordinance amends the Solebury Township Zoning Ordinance regarding clustering requirements for principal dwellings and all accessory dwellings in the RA, Residential/Agricultural District and the RB, Residential/Agricultural District.

Mr. Freed presented an overview of the text amendment.

Mr. Baum Baicker suggested that the amendment be sent to the Farm Committee and Planning Commissions for review prior to advertisement to prevent possible duplicate advertising costs. Mr. Freed agreed that that would be the correct order to follow.

Res. 2023-38 – Upon a motion by Ms. Howe, seconded by Mr. McEwan, it was unanimously agreed to authorize the Administration to send the proposed Zoning Text Amendment to the Solebury Farm Committee, Solebury Planning Commission and Bucks County Planning Commission then advertisement.

Zoning Hearing Application – Authorization for Solicitor to Attend

The applicants, Alexis and Christopher Howerton, 6230 Sawmill Road, TMP # 41-002-093-004 & 41-002-093-005, are requesting a variance from the provisions of Section 27-2607 of the Zoning Ordinance to permit the installation of various residential and agricultural accessory improvements on the property, including, but not limited to: a pool, fencing, a barn, a greenhouse, a patio, etc.

Res. 2023-39 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to authorize the Township Solicitor to either: attend and provide the Board’s comments at the Zoning Hearing Board hearing; or to send a letter expressing the Board’s comments to the Zoning Hearing Board for the Howerton Zoning Hearing Board application.

IX. Old Business

Affirm Purchase of Pickup Trucks for Public Works

At the January 17, 2023 Board meeting Township Staff requested the approval to place an order for two pickup trucks. The order process considered at that time was not successful and the Public Works Department was able to secure two in stock pickup trucks at COSTARS pricing.

Res. 2023-40 – Upon a motion by Mr. Francis, seconded by Mr. McEwan, it was unanimously agreed to affirm the purchase of the pickup trucks that was authorized at the January 17, 2023 Board meeting.

X. Public Comment – No Public Comment

XI. Adjournment

The meeting was adjourned at 6:36 p.m.

Respectfully submitted,
Catherine Cataldi
Secretary

PROCLAMATION

Arbor Day & Tree Care

Week April 22 - April 29, 2023

WHEREAS, the Township of Solebury has been recognized as a Tree City U.S.A. by the National Arbor Day Foundation and desires to continue its planting way; and

WHEREAS, the Legislature of the State of Pennsylvania has adopted an act designating Arbor Day and by that act has designated the last Friday in April as the Official Recognition of Arbor Day in Pennsylvania and

WHEREAS, it is the purpose of this day throughout the United States to encourage the planting and maintenance of shade and forest trees and to encourage the protection of the vital natural resource from the scourge of fires, insects, and diseases that destroy the beauty and usefulness of our woodlands as well as their wildlife; and

WHEREAS, the people of the Township of Solebury have placed a high value and priority on this valuable natural resource; and

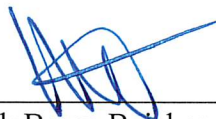
WHEREAS, through the cooperation of all the residents and taxpayers of this Township, the beneficial effects of a well-managed urban forestry program, the proper conservation practices, and the maintenance and protection from the natural enemies of our trees can be materially increased and we can pass on an enduring heritage of a vital natural resource to succeeding generations.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisor for the Township of Solebury, Bucks County, Pennsylvania, that April 28, 2023, is hereby proclaimed as Arbor Day in the Township of Solebury, and all the citizens are urged to support efforts to protect our trees and woodlands and to support our Township's urban forestry program, and

BE IT FURTHER RESOLVED, that the Week of April 22 to April 29, 2023 be declared as Tree Care Week in Solebury and all citizens able to do so are urged to observe this time by the planting of one or more trees on their property and supporting the efforts of the Solebury Township in an ongoing maintenance program conducted by the Township.

RESOLVED, ADOPTED and APPROVED, on the 21st day of February, 2023, at a regular public meeting of the Board of Supervisors of Solebury Township.

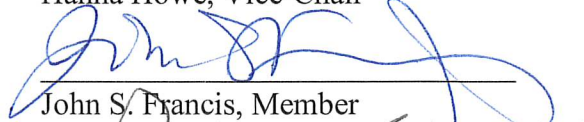
**SOLEBURY TOWNSHIP
BOARD OF SUPERVISORS**



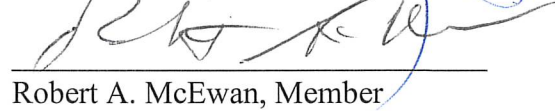
Mark Baum Baitcker, Chair



Hanna Howe, Vice-Chair



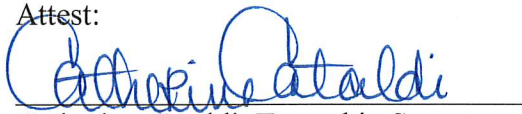
John S. Francis, Member



Robert A. McEwan, Member

Kevin Morrissey, Member

Attest:



Catherine Cataldi, Township Secretary

February 21, 2023

Date