

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS

March 16, 2021 – 6:00 P.M.

VIRTUAL MEETING

MEETING MINUTES

The March 16, 2021 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, Dennis H. Carney, Township Manager, Michele Blood, Assistant Manager, and Catherine Cataldi, Secretary. Mark L. Freed, Township Solicitor and Curtis J. Genner, Jr., Township Engineer were also in attendance.

Zoom recording device was turned on.

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

II. Approval of Bills Payable – March 11, 2021

Res. 2021-41 – Upon a motion by Mr. Morrissey, seconded by Mr. McEwan, the list of Bills Payable dated February 11, 2021 was unanimously approved as prepared and posted.

III. Approval of Meeting Minutes – February 16, 2021 Virtual Meeting

Res. 2021-42 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, the Minutes of the February 16, 2021 Virtual Meeting were unanimously approved as prepared and posted.

IV. Announcements/Resignations/Appointments

- Executive Session

The Board announced an executive session held March 15, 2021 dealing with Zoning Litigation and Legal Matters.

V. Supervisors Comment – No Supervisor Comment

VI. Public Comment

- Paving of Old Carversville Road: Written public comment was received from Timothy Bailey, Robert Ferrier, and Wayne Yetter, residents (Copy of which is attached). Stephen Worth, resident presented a presentation (Copy of which is attached) on the paving of Old Carversville Road.

VII. Public Hearing

Historical Architectural Review Board – Certificate of Appropriateness Expiration Ordinance – Authorization to Adopt

Res.2021-43 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to adopt AN ORDINANCE OF THE TOWNSHIP OF SOLEBURY, BUCKS COUNTY, PENNSYLVANIA, AMENDING CHAPTER 11 ON THE DURATION OF CERTIFICATES OF APPROPRIATENESS ISSUED UNDER THE SOLEBURY TOWNSHIP ORDINANCES RELATING TO HISTORIC DISTRICTS, as advertised. (Copy of which is attached).

VIII. Presentation

Solebury Baseball & Softball Association – Softball Scoreboard Request

Marcos Elizondo, Solebury Baseball & Softball Association presented a PowerPoint presentation on the Softball Scoreboard project. Highlights of the presentation include: Background; Current State; Future State; Request; and Summary.

Res. 2021-44 – Upon a motion by Mr. McEwan, Seconded by Mr. Baum Baicker, it was unanimously agreed to accept the Softball Scoreboard as presented with the planning and funding to be done by the Girls’ Softball.

Environmental Advisory Council – Energy Transition Plan

Jim Mansfield, EAC Member presented a PowerPoint presentation to the Board of Supervisors regarding the Energy Transition Plan or Community Energy Strategy Plan. Highlights of the presentation include: Ready for 100 initiative; Goals; Municipal Findings; Community Findings; GHG Reduction Goals; and Much More.

Mr. Baum Baicker expressed support for the Energy Transition Plan but questioned whether there was a need for the Board to vote as the plan was presented on an interim basis.

Res. 2021-45 – Upon a motion by Mr. McEwan, seconded by Mr. Francis, it was unanimously agreed to endorse all aspects of the preliminary Energy Transition Plan.

IX. New Business

Bid Award – Aquetong Spring Park Entrance

The Bid opening for the Aquetong Spring Park Entrance project was scheduled for February 23, 2021. Numerous Bids were received.

Res. 2021-46 – Upon a motion by Mr. Baum Baicker, seconded by Mr. McEwan, it was unanimously agreed to authorize the bid for the Aquetong Spring Park Entrance to Barwis Construction LLC; conditional upon the following:

- 1. Receipt of executed contract.**
- 2. Receipt of Bonds/Insurance documents as indicated in the bid specifications.**
- 3. Extension of project timeframe to be consistent with PennDOT project#1.**

Authorize to Purchase TMP # 41-022-138

Mr. Baum Baicker outlined the advantages of acquiring the property, mentioned that the Township engineer and traffic consultant strongly recommended the purchase if it could be done on a cost-efficient basis, and stated that the purchase price represented a 30% discount to the appraised value.

Res. 2021-47 Upon a motion by Mr. Baum Baicker, seconded by Mr. Barrett, it was unanimously agreed to purchase TMP # 41-022-133, 1.00 acres of land located off Shire Drive for Two Hundred Ten Thousand Dollars (\$210,000.00).

X. Subdivisions/Land Developments/Conditional Uses

Lot Line Adjustment – Solebury Township (Lower York Road Property, TMP # 41-022-135, 41-022-135-001)

The applicant (Township) seeks approval for a minor lot line adjustment to move the driveway, existing sewer line and approximately (5) parking spaces currently used by New Hope Star Diner located at 6522 Lower York Road, from flea market property acquired by Township to New Hope Star Diner, as contemplated by agreement of sale.

Res. 2021-48 – Upon a motion by Mr. Morrissey, seconded by Mr. Barrett, it was unanimously agreed to approve the minor lot line adjustment – Solebury Township (Lower York Road Property, TMP # 41-022-135, 41-022-135-001)

XI. Public Comment – No Public Comment

XII. Adjournment

The meeting was adjourned at 7:27 p.m.

Respectfully submitted,
Catherine Cataldi
Secretary

ORDINANCE NO. 2021-003

**AN ORDINANCE OF THE TOWNSHIP OF SOLEBURY,
BUCKS COUNTY, PENNSYLVANIA, AMENDING
CHAPTER 11 ON THE DURATION OF CERTIFICATES OF
APPROPRIATENESS ISSUED UNDER THE SOLEBURY
TOWNSHIP ORDINANCES RELATING TO HISTORIC
DISTRICTS**

WHEREAS, Section 4 of the Historical Districts Act (HDA), 53 P.S. § 8004, authorizes the Township to issue certificates of appropriateness for the erection, reconstruction, alteration, restoration, demolition or razing of buildings, in whole or in part, within historic districts;

WHEREAS, pursuant to the HDA, Solebury Township established rules for the issuance of certificates of appropriateness by the Township. See Solebury Township Code of Ordinances Sections 11-101, et seq.;

WHEREAS, presently, the Solebury Township Code of Ordinances does not provide for an expiration of certificates of appropriateness issued by the Township;

WHEREAS, in addition to the HDA, Section 1601 of the Second Class Township Code provides that the Board of Supervisors may adopt Ordinances in which general or specific powers of the Township may be exercised, and, by the enactment of subsequent Ordinances, the Board of Supervisors may amend, repeal, or revise existing Ordinances (53 P.S. Section 66601);

WHEREAS, the Pennsylvania Second Class Township Code authorizes the Board of Supervisors to enact regulations as may be necessary for the health, safety, and general welfare of the Township and its residents (53 P.S. Section 66506);

WHEREAS, the Board of Supervisors finds it to be in the best interests of the health, safety and general welfare of the Township to include expiration dates on certificates of appropriateness issued by the Township;

WHEREAS, the proposed amendments have been advertised, considered, and reviewed in accordance with Section 1601 of the Second Class Township Code

NOW THEREFORE, in consideration of the foregoing, be it **ENACTED** and **ORDAINED** by the Board of Supervisors of Solebury Township, Bucks County, Pennsylvania, as follows:

I. Chapter 11 of the Solebury Township Code of Ordinances is hereby **AMENDED** as follows:

A. AMEND Section 11-113 as follows:

1. RENUMBER and **RECODIFY** existing Section 11-113 as 11-113.1.

2. **ADD** new section 11-113.2 as follows:

2. Expiration of certificates of appropriateness.

A. In those situations where a building permit is issued, pursuant to Township Building Code (Chapter 5, Part 1), which adopts the Uniform Construction Code, including but not limited to, 34 Pa. Code § 403.43(g) and § 403.63(g), within 180 days after the issuance of the certificate of appropriateness for the work requested in the application, the certificate of appropriateness becomes invalid upon the expiration of said building permit.

B. In those situations where no building permit is required or issued, pursuant to Township Building Code (Chapter 5, Part 1), which adopts the Uniform Construction Code, including but not limited to, § 403.43(g) and § 403.63(g), within 180 days after the issuance of the certificate of appropriateness for the work requested in the application, the certificate of appropriateness becomes invalid unless the authorized performance of work begins within 180 days after the issuance of the certificate of appropriateness or if the work authorized by the certificate of appropriateness is suspended or abandoned for 180 days after the work has commenced. Such an applicant may submit a written request for an extension of time to commence work for just cause. The Building Inspector of Solebury Township may grant extensions of time to commence work in writing. Such a certificate of appropriateness may be valid for no more than 2 years from its issue date.

II. Partial Repealer

All other provisions of the Ordinances of Solebury Township, as amended, shall remain in full force and effect. All other Ordinances or provisions of the Ordinance inconsistent herewith or in conflict with any of the terms hereof are, to the extent of said inconsistencies or conflicts, hereby specifically repealed.

III. Severability

The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid, or unconstitutional by a court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts or provisions of this Ordinance. It is hereby declared to be the intent of

the Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional section, clause, sentence or part of a provision had not been included herein.

IV. Effective Date

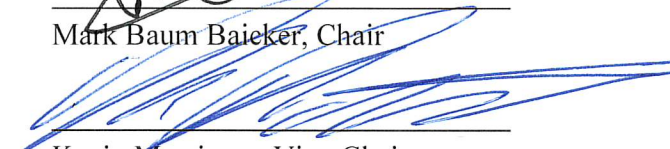
All provisions of this Ordinance shall be in full force and effect five (5) days after the approval and adoption.

ORDAINED AND ENACTED this 16th day of March, 2021.

BOARD OF SUPERVISORS OF SOLEBURY
TOWNSHIP, BUCKS COUNTY,
PENNSYLVANIA




Mark Baum Baicker, Chair



Kevin Morrissey, Vice-Chair

Noel Barrett, Member



John Francis, Member



Robert A. McEwan, Member

Attest:



Catherine Cataldi, Township Secretary



SOLEBURY BASEBALL & SOFTBALL ASSOCIATION FUNDING REQUEST FOR LAUREL
PARK GIRLS' SOFTBALL FIELD SCOREBOARD PROJECT -

PRESENTER – MARCOS ELIZONDO

SOLEBURY BASEBALL & SOFTBALL ASSOCIATION U15 SOFTBALL COMMISSIONER

SOLEBURY BASEBALL & SOFTBALL ASSOCIATION GIRLS' SOFTBALL FIELD SCOREBOARD PROJECT BACKGROUND

- Laurel Park girls' softball field currently has no Scoreboard such as that installed on the Major boys' baseball field in 2013.
- The girls softball program has grown exponentially for the last 5 years. The past 5 seasons softball has been able to field two teams for each division (8U, 10U, 12U and 15U) and close to 50% of the yearly registration total.
- The Softball field is in use now for 6 of the 12 months of the year. From Mid-August through end of October and beginning in March through Mid-June. Field utilization the past 3 seasons avg. 74% (17=64%, 18=81%, 19=78%)
- Solebury Baseball & Softball fund-raising efforts primarily have been through recent individual donations.

SOLEBURY BASEBALL & SOFTBALL ASSOCIATION GIRLS' SOFTBALL FIELD SCOREBOARD PROJECT CURRENT STATE



SOLEBURY BASEBALL & SOFTBALL ASSOCIATION GIRLS' SOFTBALL FIELD SCOREBOARD PROJECT FUTURE STATE



SOLEBURY BASEBALL & SOFTBALL ASSOCIATION
GIRLS' SOFTBALL FIELD SCOREBOARD PROJECT
FUTURE STATE



SOLEBURY BASEBALL & SOFTBALL ASSOCIATION GIRLS' SOFTBALL FIELD SCOREBOARD PROJECT REQUEST

- Solebury Baseball & Softball Association request approval for a new scoreboard for the girls' softball field .
- A similar project was done for the boys majors baseball field in 2013 after years of fund raising.
- We request Solebury Park and Rec consider this improvement for 2021 season.
- Estimated cost for material & labor would be between \$9K-11K.
 - Scoreboard: \$5,000
 - Fencing/post/concrete: \$ 1,730
 - Electrical run: \$ 3,500

SOLEBURY BASEBALL & SOFTBALL ASSOCIATION GIRLS' SOFTBALL FIELD SCOREBOARD PROJECT SUMMARY

- The electric scoreboard will mainly serve the spectators (Solebury residents) for their enjoyment of the game but also building enthusiasm and excitement for players during the game. Also if the girls softball team enters into LL tournament a scoreboard is part of the tournament rules and guidelines.
- Ancillary benefits from this project would be:
 - Girls' would feel being on equal footing with the boys' given current field facilities.
 - Increase engagement for both players and spectators during the game.
 - Increase softball registration and visibility to the community.
 - Increase softball field appearance and usability.
 - Increase the venue experience
- Solebury Baseball and Softball Association thanks you for your time and consideration to approve and build this much needed improvement to the girls' softball field for an electric scoreboard to enhance the players game experience.

SOLEBURY BASEBALL & SOFTBALL ASSOCIATION GIRLS' SOFTBALL FIELD SCOREBOARD PROJECT APPENDIX

- URL: <https://www.electro-mech.com/baseball/scoreboard-lx1060/>
- LX1060 Spec Sheet: 
LX1060 Spec Sheet.pdf
- LX1060 Cutsheet: 
LX1060 Cutsheet.pdf
- LX1060 Console: 
MM-Console Spec Sheet (1).pdf
- LX1060 Manual: 
LX1060 Manual.pdf
- 5 Year Warranty : 
Warranty.pdf



Solebury Township

Energy Transition Plan

or Community Energy Strategy Plan (CESP)

4/15/2021

- Achieve carbon free ELECTRICITY by 2035
- Achieve carbon free ENERGY by 2050

Ready for 100 initiative (Rf100)

- Part of the initiative established by Sierra Club as a nationwide effort to achieve carbon neutral energy and reduce Green House Gases (GHG).
- In July 2020 we joined more than 2 dozen townships and counties in PA, and 170 municipalities, counties and states across the country, in passing similar resolutions.

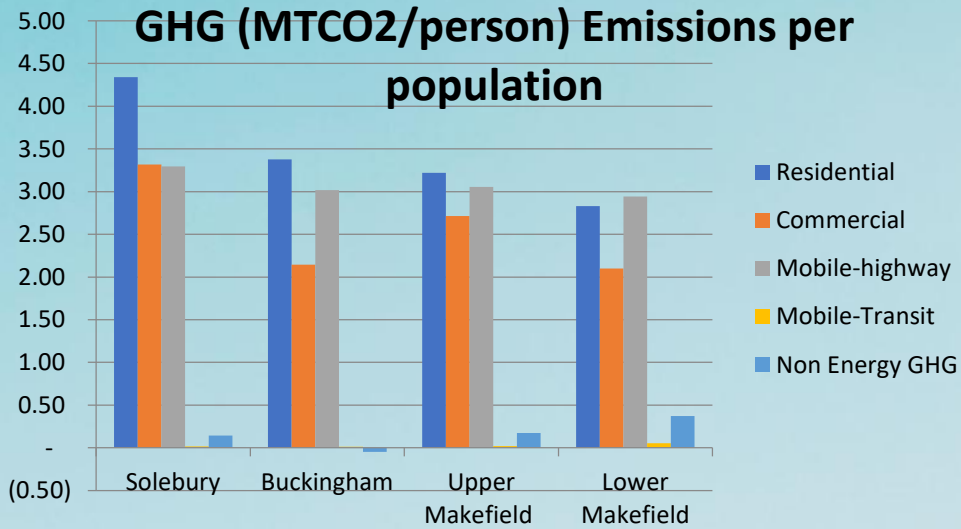
Cut Waste – Build and Buy Efficient
Reduce Pollution – Clean Electricity
Supply
Emphasize Sustainability
Energy efficiency in buildings and
operations
Community Outreach

Goals

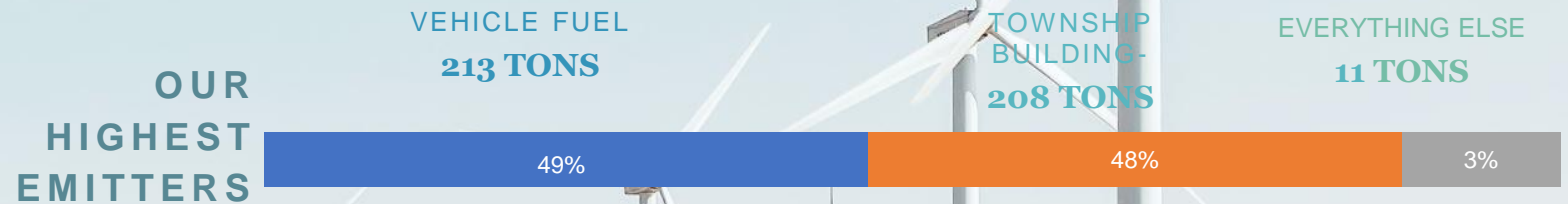
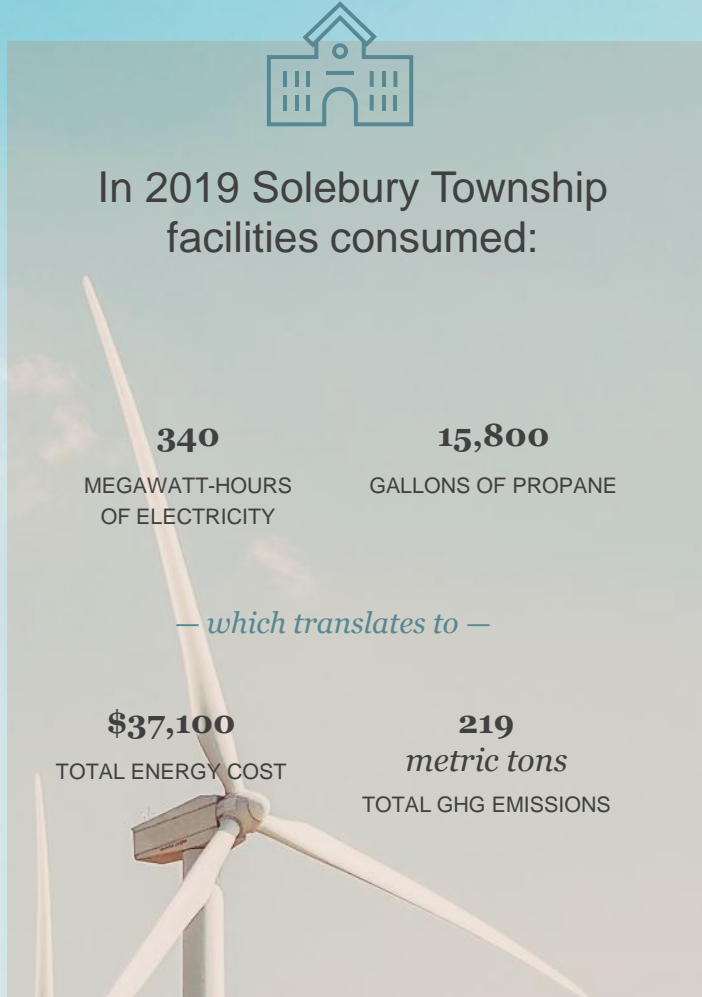
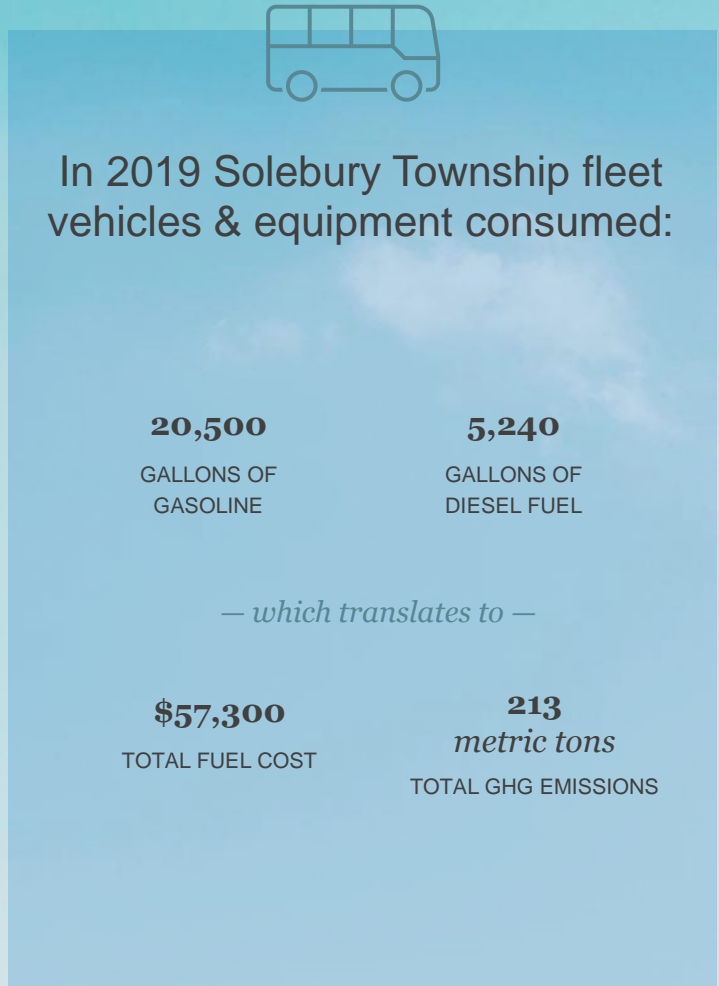
Two parts:

- **Municipal**
 - Includes township buildings and municipally owned facilities
- **Community**
 - Includes residential, transportation, farming and commercial

We have completed an energy audit of Solebury. This is based on DVRPC's data collected 2015

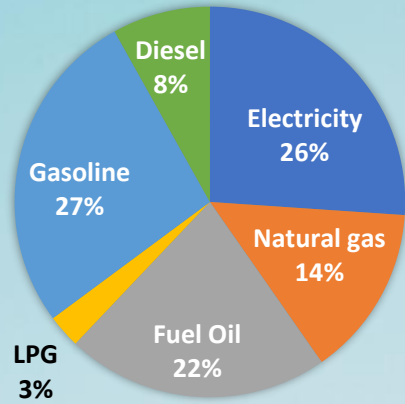


Municipal Findings



We have completed an energy audit of Solebury. This is based on DVRPC's data collected 2015

Energy breakdown for Solebury Township values in BBTU (DVRPC, 2015)



Community Findings



In 2015 Solebury highway transportation:

\$7,728,508
TOTAL FUEL COST

28,450
metric tons
TOTAL GHG EMISSIONS



In 2015 Solebury Residential usage:

\$10,226,301
TOTAL ENERGY COST

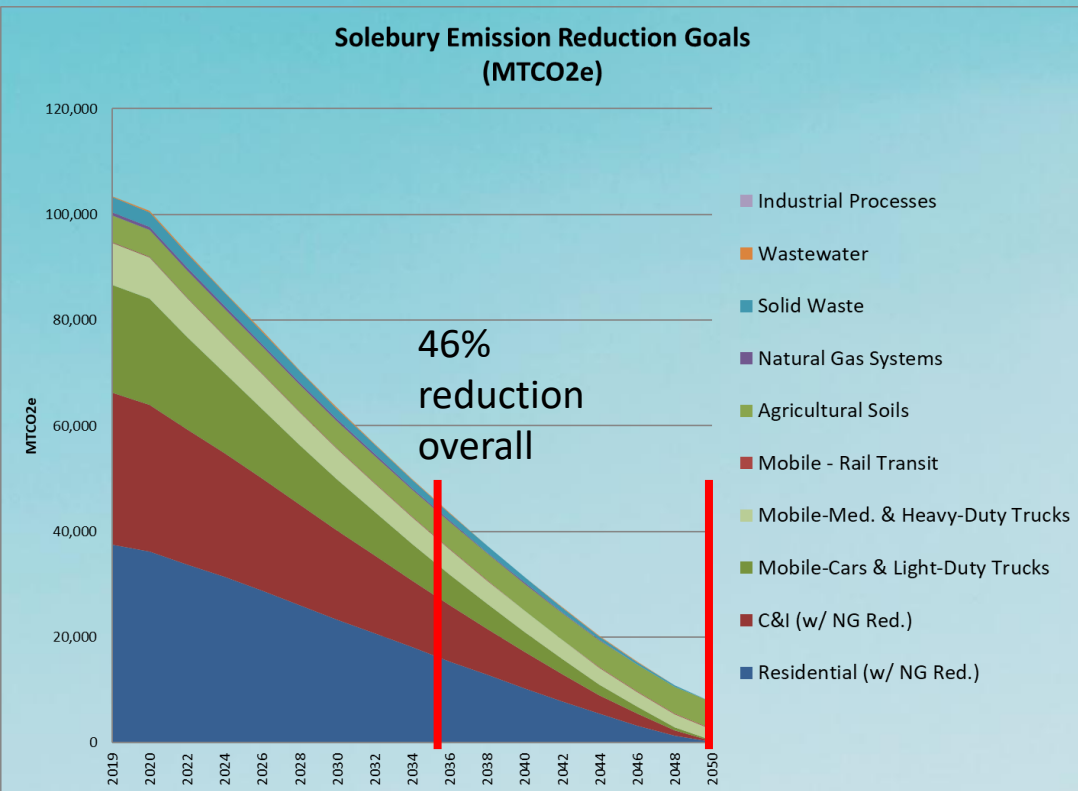
34,087
metric tons
TOTAL GHG EMISSIONS



In 2015 Solebury Commercial:

\$5,109,454
TOTAL FUEL COST

23,020
metric tons
TOTAL GHG EMISSIONS



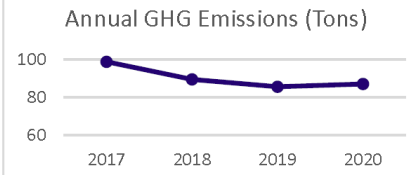
Municipal emissions vis a vis Twp

- Muni: 432 MTCO₂e (2019)
- Twp: 85,500 MTCO₂e (2015)
- Muni = 0.4%
 - Lead by example
 - Reduce roadblocks
 - Regulatory review
 - Public education
 - Apply for grants

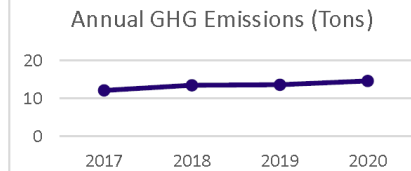
**GHG
Reduction Goals**

The municipality will implement energy efficiency measures and shift its energy sources to renewable energy as expeditiously as possible.

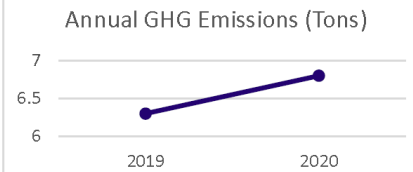
Administrative Municipal Building



Public Works Garage



Police Barracks



Energy Star Analysis

Leading by example

OUR APPROACH

- Cut Waste – Build and Buy Efficient
- Reduce Pollution – Clean Electricity Supply
- Emphasize Sustainability
- Energy efficiency in buildings and operations
- Electrification of heating systems and vehicles
- Forward thinking policies

WHAT WE'VE DONE

- ✓ Retrofitted traffic lights and township office with LEDs
- ✓ Built a new Public Works Building to most recent standards, including LED lighting, efficient roof insulation, and efficient in-floor heating.
- ✓ Fitted the Township Office Building with electric heat pumps for A/C
- ✓ Purchased two hybrid Police vehicles as part of an on-going program to electrify Township automobiles
- ✓ Moved Township staff to a 4-day workweek, reducing building energy and vehicle miles.
- ✓ Gold/platinum work for Sustainable Pennsylvania Community Certification
- ✓ Applied for Grants to fund an Electric Vehicle Charging station

WHERE WE'RE GOING

- Prioritize savings with the transition of the fleet to Hybrid and Electric Vehicles
- Perform energy audits
- Undertake Benchmarking with Energy Star Portfolio Manager
- Feasibility Study for Solar Installations
- Review Planning and Zoning ordinances and policies relative

		Participation	% Reduction	Quantity Change/yr	Units
Residential	New	0.5%	45%	18	Housing Units
	Existing	4.0%	24%	140	Housing Units
Commercial and Industrial	New	1.0%	45%		
	Existing	4.0%	24%		
Vehicles		3.5%		223	EVs and Hybrid

The municipality will consider implementing changes to reduce roadblocks for climate-positive investments and encourage adoption of energy transition programs and investments by residents, institutions and businesses.

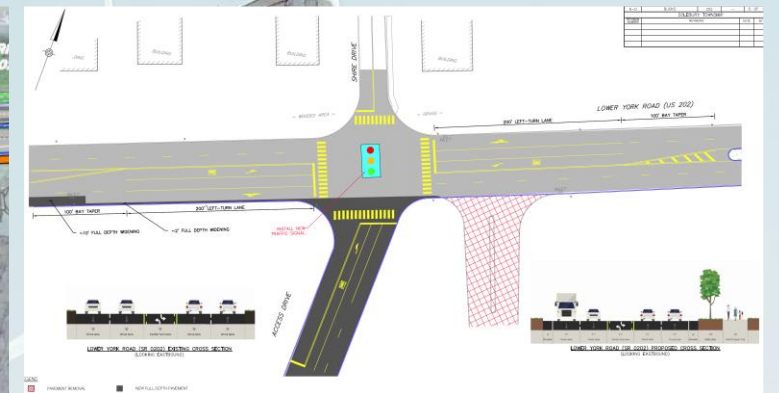
- Review processes to discover impediments to businesses and residents
- Conceive of and identify incentives
- Encourage investment of sustainable dollars

Reducing roadblocks

The municipality will undertake changes to its planning, zoning code, road system, and other aspects of municipal governance that impact energy usage throughout the community.

- PC to review SALDO and zoning
- Join SolSmart to learn best practices
- Create efficient traffic movement

Regulatory review



The municipality will provide information and encouragement to all stakeholders in the community to use energy efficiently and transition to the use of renewable energy.

- Reach out to HOAs
- Engage with School District
- Communicate ideas to developers and business owners
- Engage with community as a whole – push for specific action

Public Education

Municipal governments can seek grants from nonprofits or state/federal programs that subsidize some aspect of projects for energy transition.

- Continue our stellar performance in obtaining grants wherever possible
- EV grant already in the bag!

Apply for Grants

	2020						2021											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Adopt Resolution Rf100	█																	
Develop the Community Energy Strategy (Transition) Plan (CESP)		█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Establish Leadership Team		█																
Identify and Engage Stakeholders		█	█	█	█	█	█	█	█	█	█	█						
Create Energy Profile					█	█	█	█	█	█	█	█						
Develop Energy Goals and Strategies							█	█	█	█	█	█	█	█	█	█	█	█
Present to EAC and BOS to get buy in								█	█	█	█	█	█	█	█	█	█	█
Identify and Prioritize Actions								█	█	█	█	█	█	█	█	█	█	█
Develop and Socialize the Plan										█	█	█	█	█	█	█	█	█
Write Energy Transition Plan						█		█	█	█	█	█	█	█	█	█	█	█
Review Plan with BOS, SSG and EAC																█	█	█
Finalize Plan																	█	█
Publish CESP																	█	█

Anticipated timeline up until completion of the CESP

Timeline

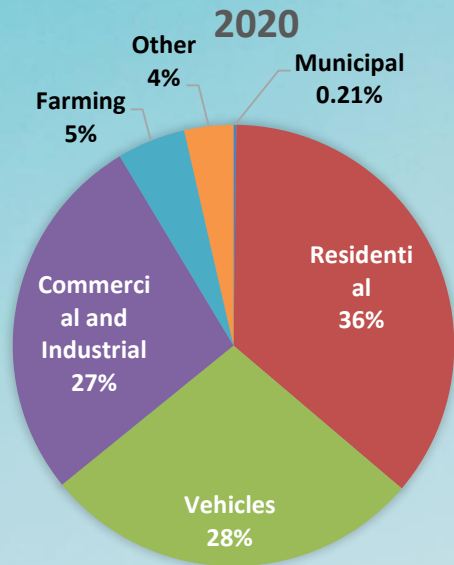


What will the cost be to the Township?

- Township staff time
- Consultant ??
- Studies
- Solar installation
- Facilities upgrades
- Police Fleet
- EV stations
- Outreach materials

Costs

How will we know if we're succeeding?



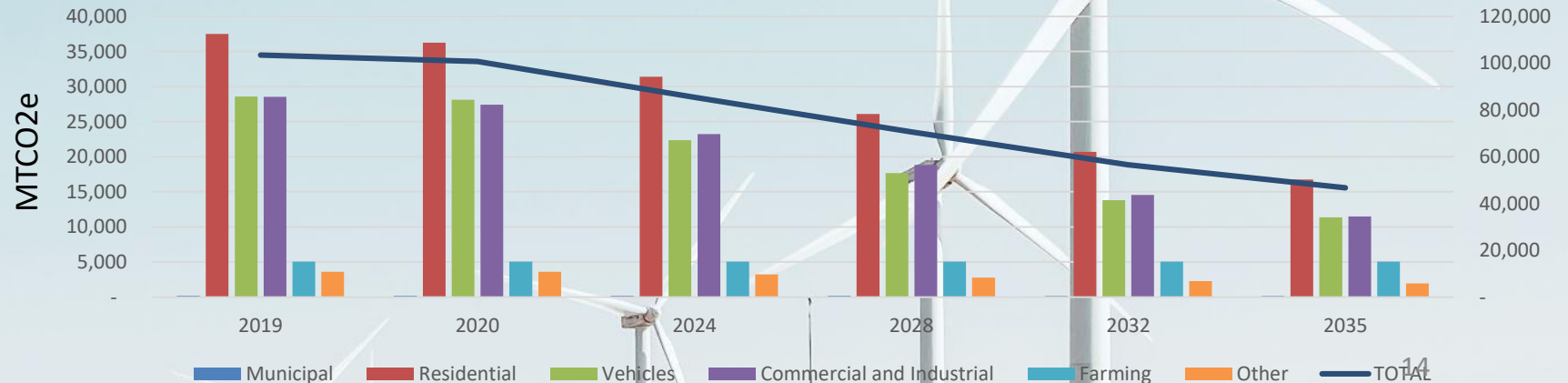
Current Solebury GHG Emissions

Tracking Progress

- Key Benchmarks
- Milestone achievements
- Measured Goals

MTCO ₂ e	2019	2020	2024	2028	2032	2035
Municipal	213	213	200	180	175	170
Residential	37,491	36,248	31,395	26,105	20,705	16,743
Vehicles	28,590	28,135	22,343	17,659	13,808	11,340
Commercial and Industrial	28,527	27,425	23,213	18,847	14,551	11,499
Farming	5,058	5,058	5,058	5,058	5,058	5,058
Other	3,617	3,617	3,221	2,778	2,288	1,920
TOTAL	103,496	100,697	85,430	70,627	56,586	46,730

GHG emission targets



Who are the stakeholders and review bodies?

- Township Management
- EAC, PC, SSG
- Solebury School
- School District
- 13 HOAs
- Waste Management
- Logan Square: Penns Grant Realty Corp.
- Bucks County Audubon
- Watershed Associations
- Specialists:
 - Brent Alderfer, Solar
 - Mark Bortman, Solar
 - Dennis Rowan, EVs
 - Rob Graff, DVRPC

Who's involved

Questions?

4/15/2021

16

