

**SOLEBURY TOWNSHIP BOARD OF SUPERVISORS**  
March 19, 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 Curtis J. Genner, Jr., P.E., Township 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 – March 14, 2024**

**Res. 2024-59 – Upon a motion by Mr. Francis, seconded by Ms. Howe, the list of Bills Payable dated March 14, 2024 were unanimously approved as prepared and posted.**

**III. Approval of Meeting Minutes – March 5, 2024**

**Res. 2024-60 – Upon a motion by Ms. Howe, seconded by Mr. Francis, the Minutes of the March 5, 2024 meeting 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 March 19, 2024 Board of Supervisors meeting discussing a Legal Matter.

Resignation of Chris Howard from the Land Preservation Committee

Mr. Morrissey expressed gratitude to Mr. Howard for his time served on the Land Preservation Committee. Mr. Morrissey asked Township Administration to advertise the Committee vacancy.

**Res. 2024-61 – Upon a motion by Mr. Morrissey, seconded by Ms. Howe, it was unanimously agreed to accept the resignation of Chris Howard from the Land Preservation Committee effective immediately.**

**V. Supervisor Comment – No Supervisor Comment**

**VI. Presentations**

Solebury Township Police Department – Swear in of Officer

Officer Larry Grawe, Jr. was sworn in as a full-time police officer with Solebury Township Police Department by Magisterial District Judge Maggie Snow.

Solebury Township Police Department – Commendations

Chief Dominick Bellizzie presented a Commendation Citation to Sergeant Kevin Edwards and Detective Corporal Jonathan Koretzky for conducting a thorough and collaborative investigation following a traffic enforcement and thus led the Department by example.

Chief Dominick Bellizzie presented a Commendation Citation to Officer Matthew Rice and K9 Blitz for their commendable effort and teamwork in the performance of their duties during a narcotics investigation with Tinicum Township Police Department.

Chief Dominick Bellizzie presented a Commendation Merit to Officer Patrick Dorsey, Officer Brendan Murphy and Corporal Michael Johnson, Plumstead Township Police Department for their timely action, their dedication to public service and their collaborative teamwork in averting a tragedy and helping a woman in crisis.

Chief Dominick Bellizzie presented a Commendation Merit to Paramedic Thomas Richmond, Central Bucks Medic, EMT Ashley Hutchinson, Lambertville/New Hope Rescue Squad and EMT Conor Myers, Lambertville/New Hope Rescue Squad for their actions which saved the life of a woman.

Chief Dominick Bellizzie presented a Commendation Merit to Officer Anthony Viruet-Melendez and Officer Gina Ferzetti for their quick action and attention to detail during a routine traffic enforcement resulting in the arrest of two suspects wanted by multiple agencies.

Chief Dominick Bellizzie announced that the March 19, 2024 Commendation ceremony was to be his last while employed by the Township. Chief Bellizzie expressed gratitude to past and present Solebury Township Police Department Officers, Staff, Township Supervisors and Township Staff.

The Board thanked all of the Officers and Medical Personnel. The Board expressed gratitude to Chief Bellizzie for his time served with the Township.

#### Paunacussing Creek Assessment and Conceptual Design Ideas – Dr. John Field Presentation

Dr. John Field presented the Paunacussing Creek Assessment and Conceptual Design Ideas for Solebury Township PowerPoint (copy of which is attached).

Mr. Baum Baicker commented on the different sizes of bridge tributary openings and questioned whether larger openings would help resolve some of the issues along the Paunacussing. Mr. Field commented on how the increased bridge openings could potentially help locally but increase problems elsewhere.

Mr. Baum Baicker questioned the use of retention ponds. Mr. Field held discussion on the use of culverts and retention ponds, the effects they could have down stream, the benefits of retention ponds in urbanized areas over rural areas and the option of reforestation.

Mr. Francis questioned whether the study was for only down stream of Carversville or was up stream also studied. Mr. Field confirmed that only down stream of Carversville was looked at which was based off of the shown problems.

Mr. Morrissey questioned an alternative approach to preserving land in cases that it is not feasible. Mr. Field presented the reason behind the preserving the land. Mr. Morrissey questioned areas of significance along the Creek. Mr. Field commented on the critical infrastructure of the Natural Gas Pipeline crossing, the area around the creek if Pennsylvania Department of Transportation plans to repair the roadway and upstream on River Road as being areas of significance.

Ms. Howe questioned who is responsible for the repairs to the Natural Gas Pipeline area. Mr. Garges advised that the pipeline company was working on permitting for the repairs.

Kurt Leasure, Paunacussing Watershed Association President expressed gratitude to Mr. Field and the National Park Services. Mr. Leasure gave an overview of the background on the Watershed and introduced the members. Mr. Leasure commented on the 2003 study of the entire Watershed. Mr. Morrissey expressed interest in all of the Watersheds working together. Mr. Leasure announced the upcoming Watershed Coalition Meeting.

Elizabeth Bako, resident, was present for herself, as well as, Joan and Paul Bako. Ms. Bako commented on land easements to protect against land erosion and questioned the implications for land owners with regards to the easement. Ms. Bako gave an overview of a building located on Joan and Paul's property that is at risk of falling into the creek due to bank erosion stemming from IDA. She questioned what resource are available to address the erosion and prevent the building from falling. Lastly, Ms. Bako questioned if the exposed Natural Gas Pipeline was dangerous.

Bill Collins, resident, expressed gratitude to Kurt Leasure. Mr. Collins commented on the Paunacussing Aqueduct, Hurricane IDA's effect on the Aqueduct and the Department of Conservation and Natural Resources redesign plans. Mr. Collins commented on the Watersheds working together and gave an overview of the Primrose Watershed Association and Phillips Mill Association collaboration to get a Lower Delaware Wild and Scenic grant.

Mr. Francis expressed support for the Watersheds working together in addition to overseeing their own systems.

#### New Hope Eagle Fire Company – Operational Update

Gagan Tayal, New Hope Eagle Fire Company President presented an operation update to the Board (copy of which is attached). Highlights of the presentation include: New Hope Eagle Fire Company, Est 1822, Volunteer Tradition, Responding to Emergencies, Evolving to Support the Community, and Strategic Planning for the Next Decade.

The Board expressed gratitude to Mr. Tayal and the members of the New Hope Eagle Fire Company.

Mr. Morrissey commented on the population and service demand differences between New Hope Borough and Solebury Township.

Ms. Howe questioned whether the significant reduction in volunteers exhibited locally has affected New Hope Eagle Fire Company. Mr. Tayal advised that New Hope Eagle Fire Company has maintained consistent with the number of volunteer fire fighters, especially with more residents working from home.

## **VII. Public Hearing**

### Agricultural Security Area Application – Application of Temple Partners II, LP (TMP No. 41-002-076-002) – Recommendation for Agricultural Security Area

The proposal for addition was submitted by Temple Partners II, LP of 6156 Saw Mill Road, Carversville, PA 18913. The property in question is Tax Map Parcel number 41-002-076-002, which is located near the intersection of Sawmill and Aquetong Roads and contains approximately 11.10 acres.

*A motion was made by Peter Brussock and seconded by Gretchen Rice to recommend approval of the Agricultural Security Area Application associated with Temple Partners II, LP (6156 Saw Mill Rd TMP #41-002-076-002)*

*Upon a Motion made by Gary Manoff, seconded by Graham Phillips, the Agricultural Security Area Committee unanimously recommended Temple Partners II, LP (6156 Saw Mill Rd, TMP #41-002-076-002) into the Agricultural Security Area.*

Mr. Freed opened the hearing and gave an overview of the property and exhibits.

Mr. Freed opened the floor for Board comment.

There was no Supervisor comment.

Mr. Freed opened the floor for public comment.

There was no Public comment.

The hearing was closed

**Res. 2024-62 Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to approve the addition of the Temple Partners II, LP property (6156 Saw Mill Road, TMP No. 41-002-076-002) to the Solebury Township Agricultural Security Area.**

### **VIII. Subdivision/Land Development**

Preliminary/Final Minor Subdivision (Lot-Line Adjustment – Bruce Englebaugh (2941 Comfort Rd & 6753 Phillips Mill Rd – TMP # 41-013-109 & 41-013-110-001)

The applicant proposed a lot-line adjustment to make 2 uniform lot sizes.

*A motion was made by Dan Fest and seconded by Gretchen Rice to recommend conditional approval of the minor subdivision Lot-line Adjustment project #23-612, subject to all comments and recommendations in the Wynn Associates memorandum dated January 4, 2024, and Township Zoning Officer memorandum dated December 18, 2023, and subject to Board consideration of fee in lieu of requested waivers.*

The applicant, Bruce Englebaugh was present with counsel, William Benner.

Mr. Genner opened discussion on waiver item 2.G. in the Wynn Associates Memorandum pertaining to frontage improvements. Mr. Genner clarified that in the memorandum the item pertaining to the fee in lieu should have been based on the small portion of the site frontage on Phillips Mill Road since Comfort Road is classified as a scenic road, whereas the Ordinance does not require a change in existing cartway width.

Mr. Benner gave an overview of the proposed lot-line adjustment and the request for waiver of the fee in lieu. Mr. Benner also highlighted items included in the Wynn Associates Memorandum, which included developers' agreements and posting of financial security.

Discussion ensued regarding the fee in lieu.

Mr. Benner advised that the applicant has received letters from the Bucks County Health Department regarding the soils on Lot Two (2) as requested by the Solebury Township Planning Commission.

Mr. Baum Baicker presented the motion for the Board to approve the conditional approval of the minor subdivision lot-line adjustment project #23-612, subject to all comments and recommendations in the Wynn Associates memorandum dated January 4, 2024, the Township Zoning Officer memorandum

dated December 18, 2023, and the Solebury Township Planning Commission comments and recommendations, with no requirement of fee in lieu of requested waivers.

Mindy Treceno Cohen, neighbor to Mr. Englebaugh, expressed concerns regarding the planned location for the proposed septic system including concerns regarding the close proximity to her well. Ms. Cohen also expressed concerns with Lot two (2) being used as a short-term rental. Mr. Baum Baicker and Mr. Freed advised that a Conditional Use would be a separate matter than the minor subdivision application and that Ms. Cohen would have the chance to voice concerns at a separate hearing if a Condition Use application is filed. Mr. Freed commented on the Bucks County Health Department overseeing regulations for septic systems.

**Res. 2024-63 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Howe, it was unanimously agreed to amend the motion on the table to include the following:**

- **That all the waivers set forth in the Wynn Associates memorandum dated January 4, 2024 are being granted with the exception of the waiver 2.I., which is not being granted.**

**Res. 2024-64 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Howe, it was unanimously agreed to approve the conditional approval of the Minor Subdivision Lot-line Adjustment project #23-612, subject to all comments and recommendations in the Wynn Associates memorandum dated January 4, 2024, the Township Zoning Officer memorandum dated December 18, 2023, the Solebury Township Planning Commission comments and recommendations, with no requirement of the fee in lieu of requested waivers and that all the waivers set forth in the Wynn Associates memorandum dated January 4, 2024 are being granted with the exception of 2.I., which is not being granted.**

## **IX. New Business**

### Comprehensive Park, Recreation, Open Space, Trail and Greenway Plan – Authorization to Advertise Committee

The items in the Project Start-Up phase have now been approved by Department of Conservation and Natural Resources (DCNR). The next phase, Initial Design and Procurement, requires the Township to submit the list of Project Study Committee Members for review and approval by DCNR in accordance with the Public Participation Guide.

**Res. 2024-65 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to authorize the advertisement of the Solebury Township Comprehensive Park, Recreation, Open Space, Trail and Greenway Plan Committee which shall include seven (7) to nine (9) members, composed of the following:**

- **The Parks & Recreation Director**
- **One (1) Parks & Recreation Board member**
- **One (1) Environmental Advisory Committee member**
- **One (1) Planning Commission member**
- **One (1) member from the New Hope Solebury School District (board member, admin, faculty)**
- **Maximum of Two (2) “at large” members from the Solebury Township Business Community**
- **Maximum of Two (2) “at large” members from youth groups, students, senior citizen groups, HOA’s, and/or religious groups within Solebury Township**
- **One (1) Supervisor Liaison, Not Required Membership**
- **Open Invitation, Not Required Membership: Bucks County Parks & Recreation**

### 2024-2025 Bucks County Consortium Materials Bid – Bid Award

Bids for black top and miscellaneous stone and aggregate have been received by the Bucks County Consortium and reviewed by Solebury Township Administration.

**Res. 2024-66 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to award the Bids as follows:**

- **No. 2B ¾” Stone, No. 2A Stone Mix and R-4 stone to Plumstead Materials;**
- **Rip-Rap Mixed Stone, Super Pave 9.5 mm Wearing, Super Pave 12.5 mm Wearing and Super Pave 19.0 Binder to Eureka Stone Quarry, Inc.**

**X. Public Comment – No Public Comment**

**XI. Adjournment**

The meeting was adjourned at 8:48 pm.

Respectfully submitted,  
Catherine Cataldi, Secretary

# Paunnacussing Creek Assessment and Conceptual Design Ideas for Solebury Township, PA

*Dr. John Field  
Portland, Maine  
jfield@field-geology.com*

**40 years of working on rivers and streams**



**Field Geology Services**

*Fluvial Geomorphology*

# Professional Biography

- BS w/ honors in Geology (VA Tech)
- MS and PhD in Geosciences (University of AZ)
- University/college professor in WA & VT for 8 yrs
- Consulting since 2002
- Work in 18 states and 11 other countries worldwide



Amochu River, Bhutan



# Factors Controlling River Form and Behavior

## Natural Conditions

- Bedrock geology
- Soils
- Watershed shape & relief
- Climate (floods/vegetation)
- Fluctuating sea/lake levels
- Tributary inputs

## Human Activities

- Roads/railroad
- Levees and berms
- Floodplain development
- Bridges/culverts
- Bank armoring
- Channel straightening
- Dredging/gravel mining
- Land clearance
- Dams

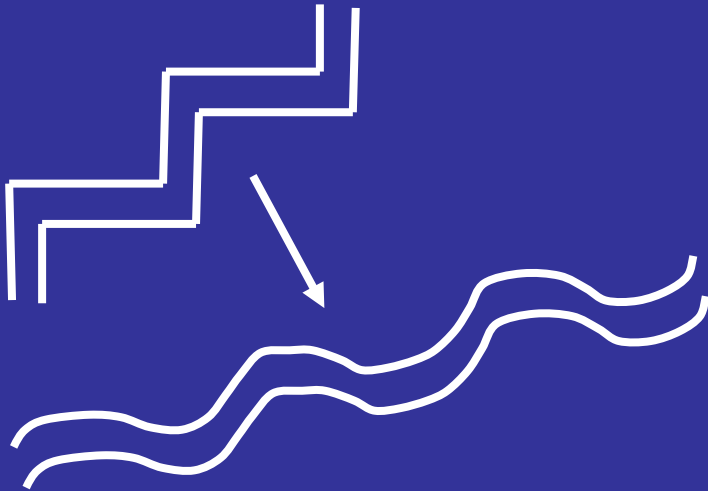


Just keep in mind:

- Rivers don't like fast changes
- Flowing water carries sediment

Rivers Don't Like  
Fast Changes

Rivers don't have sharp bends like this...



... they form smooth meanders like this to minimize turning at any one point

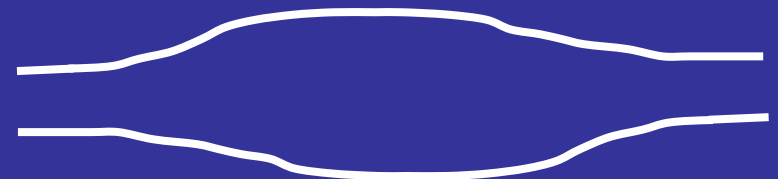
Rivers don't have stepped longitudinal profiles like this ...



... they form smooth concave up profiles like this to minimize slope change at any one point

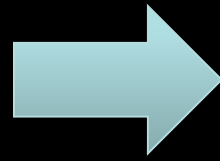


Rivers don't change width like this...



... they minimize the rate of width change at any one point

Flowing Water  
Carries Sediment



Flowing water carries sediment!

# Shelburne Falls, MA - 2011





Rivers Don't Like Fast Changes

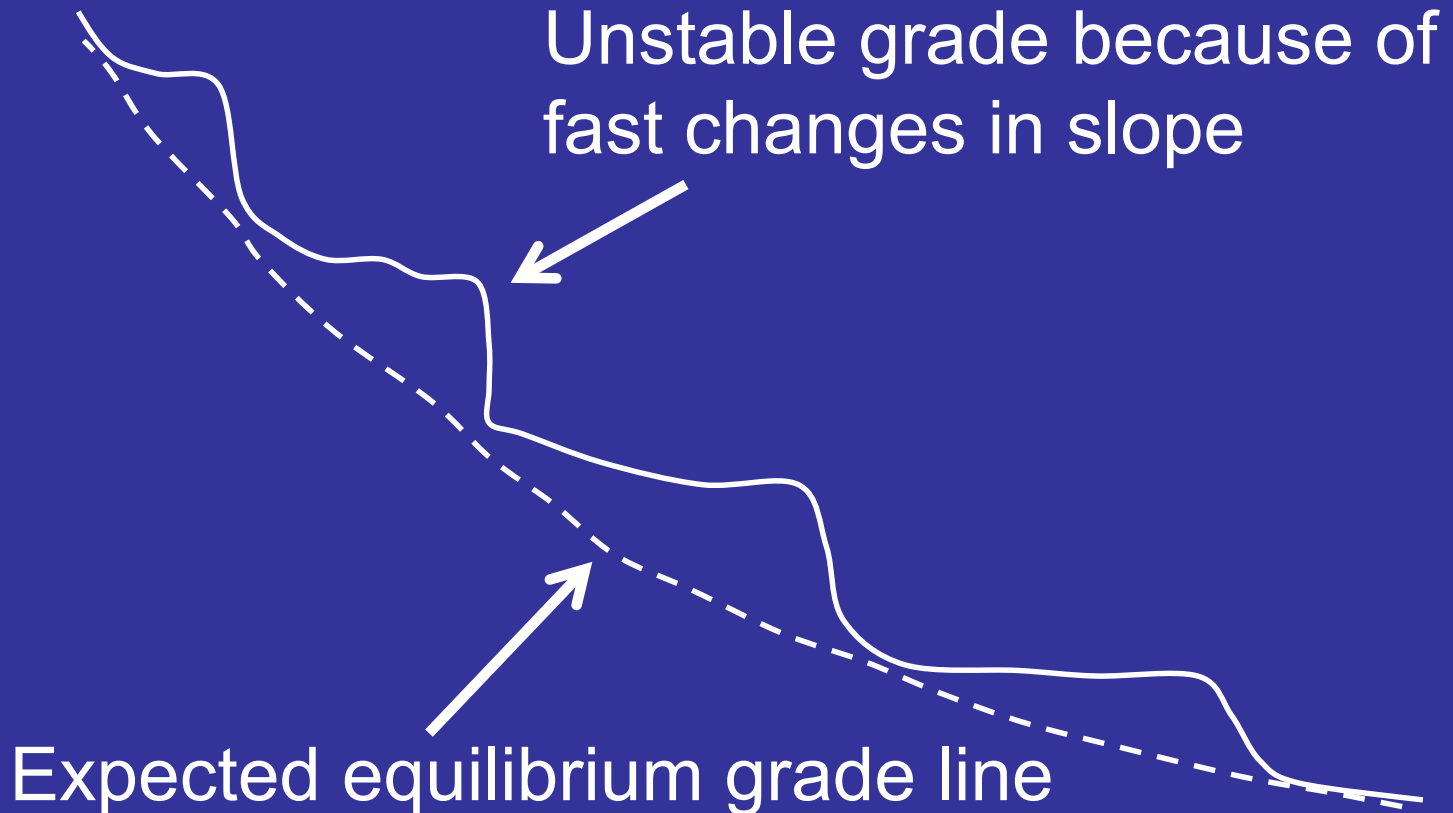
and

Flowing Water Carries Sediment

# Niagra Falls, NY



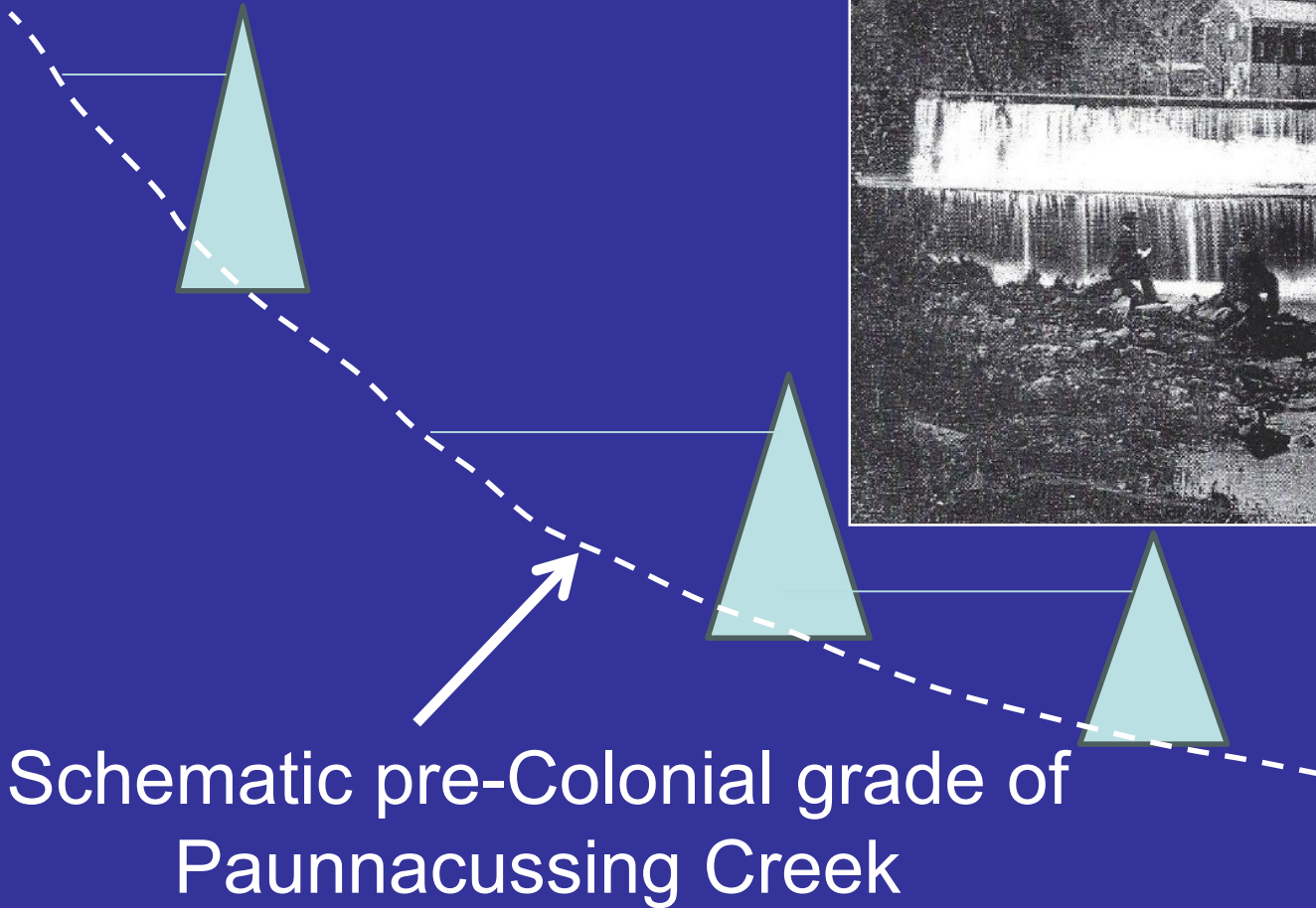
# Rivers don't like fast changes



# Dams on the Paunnacussing



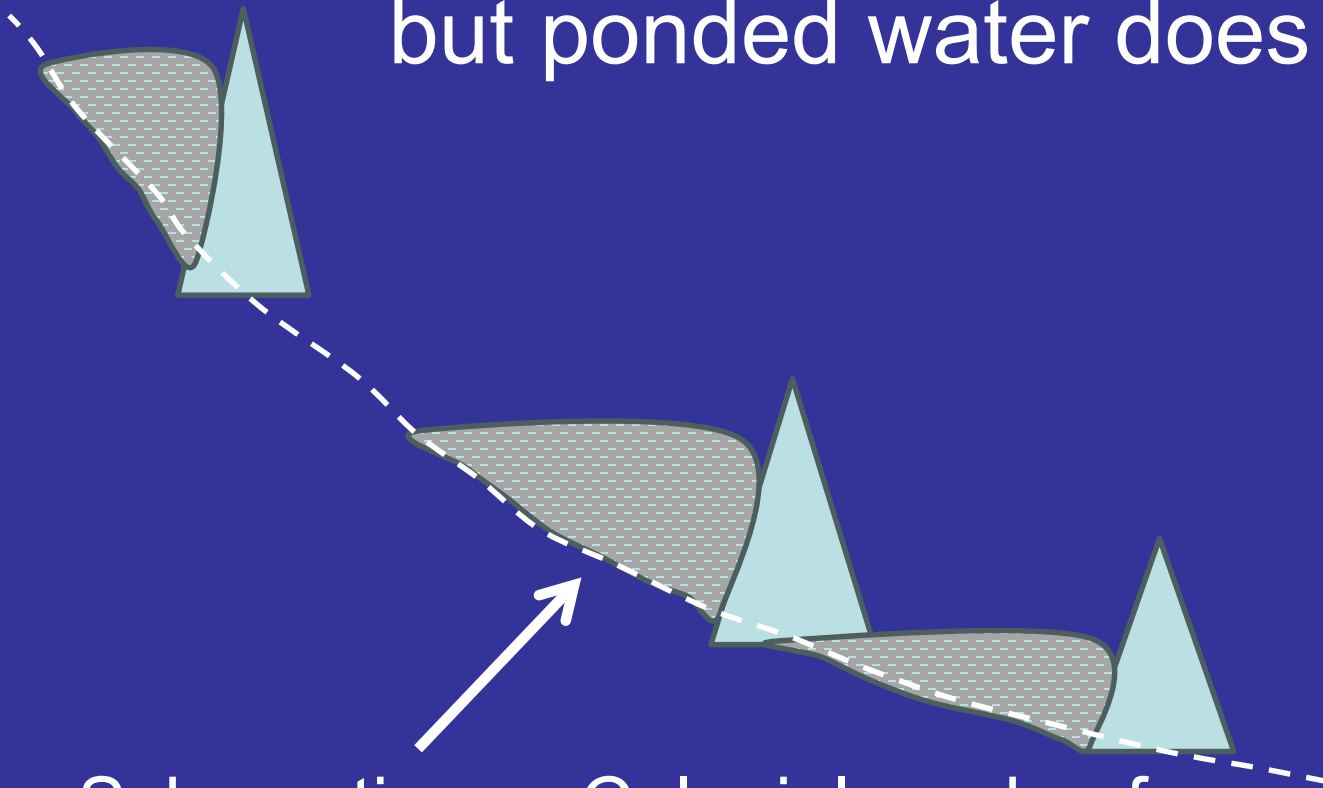
Wall Mill Dam



Schematic pre-Colonial grade of Paunnacussing Creek

# Dams on the Paunnacussing

Flowing water carries sediment  
but ponded water does not

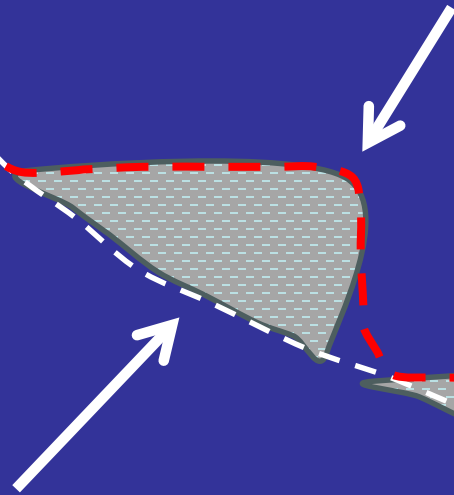


Schematic pre-Colonial grade of  
Paunnacussing Creek

# Dams on the Paunacussing

River profile becomes stepped  
with fast changes

Grade following mill pond deposition



Expected equilibrium grade





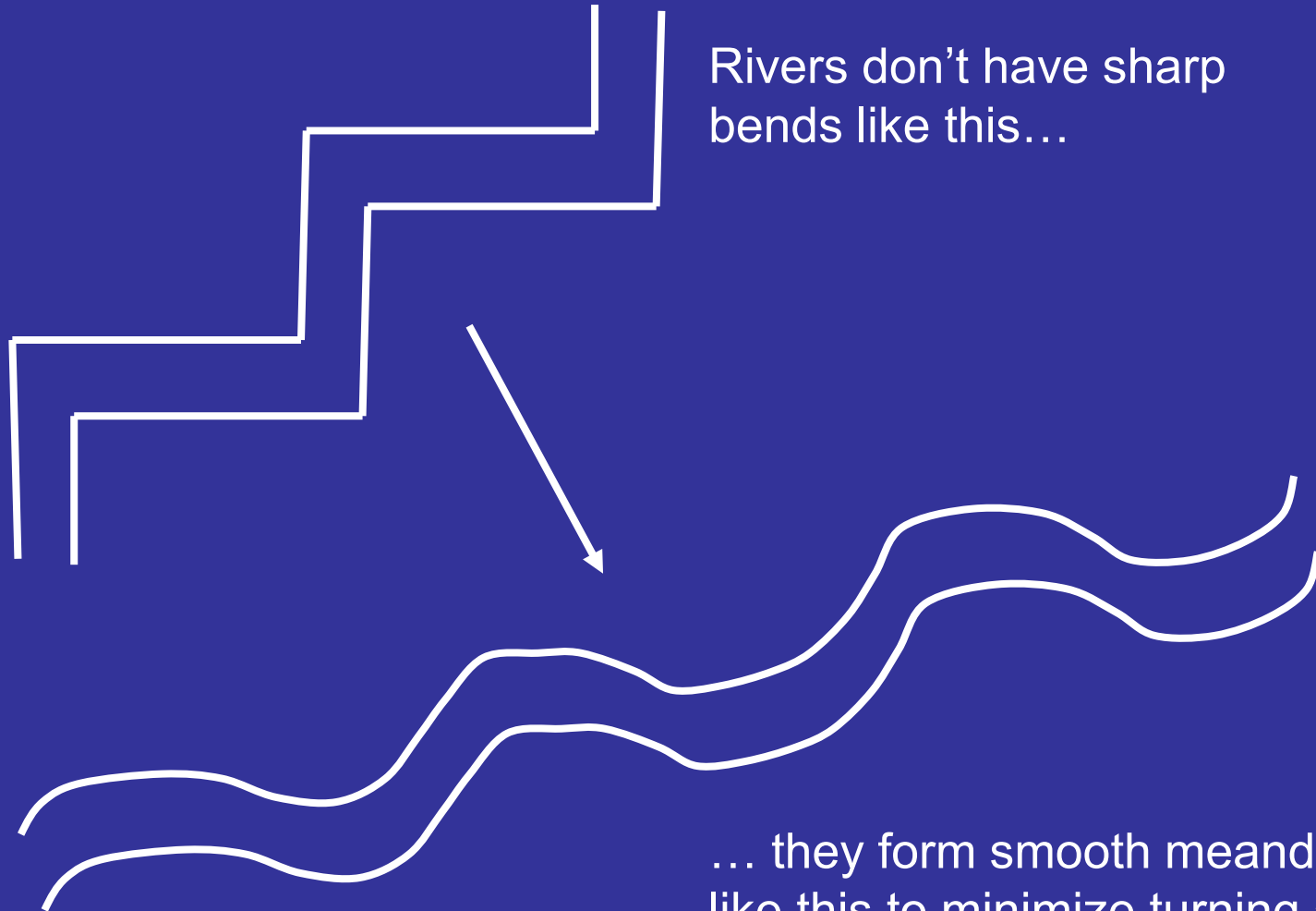
1885 flood deposit?

Earlier mill pond sediments?





# Rivers don't like fast changes



Rivers don't have sharp bends like this...

... they form smooth meanders like this to minimize turning at any one point

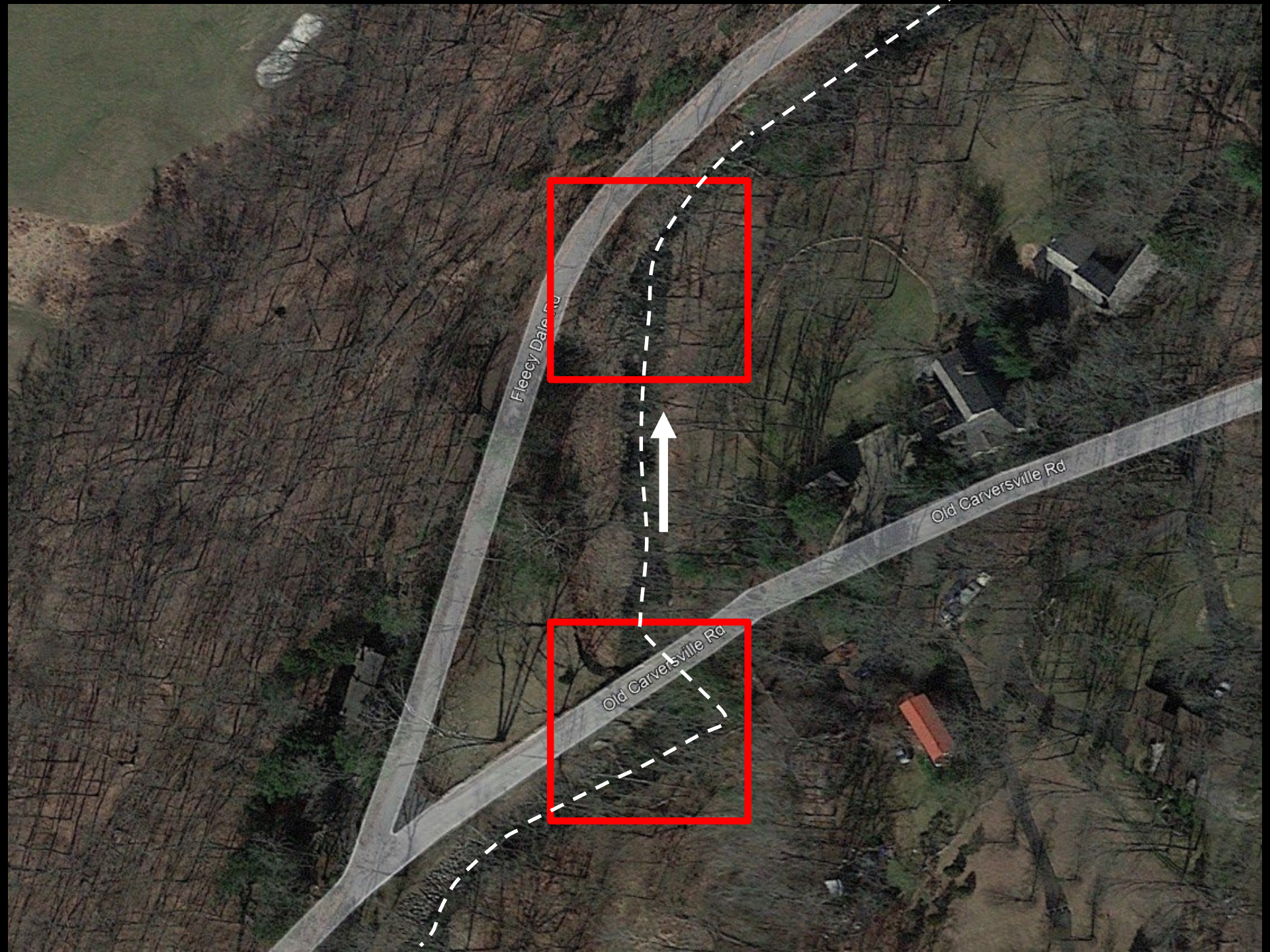


Fleecy Dale Rd

Old Carversville Rd

Old Carversville Rd





Fleecy Dale Rd

Old Carversville Rd

Old Carversville Rd



SPEED  
LIMIT  
25





# Wilton, ME









Fleecy Dale Rd

Old Carversville Rd

Old Carversville Rd

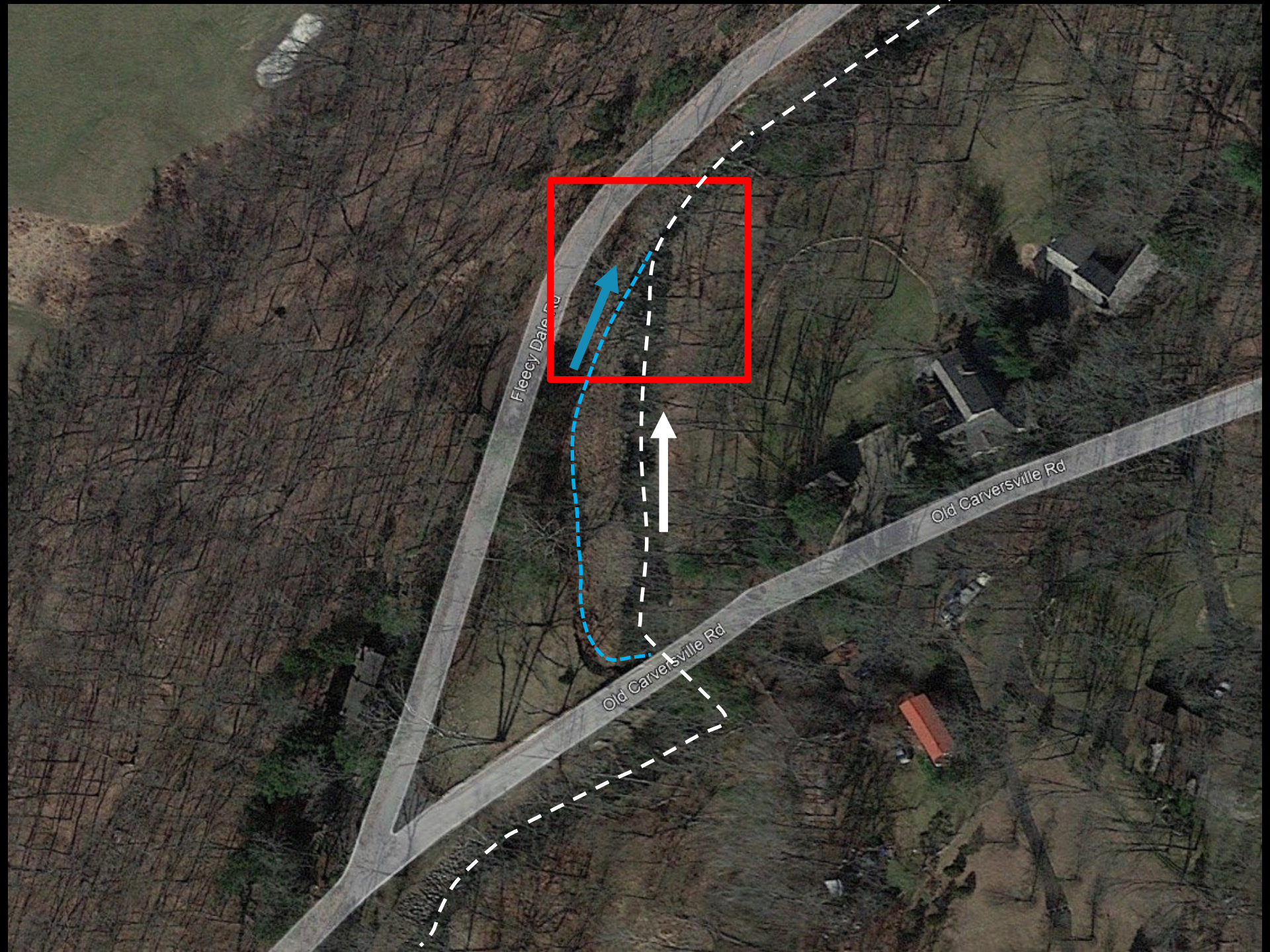




Fleecy Dale Rd

Old Carversville Rd

Old Carversville Rd



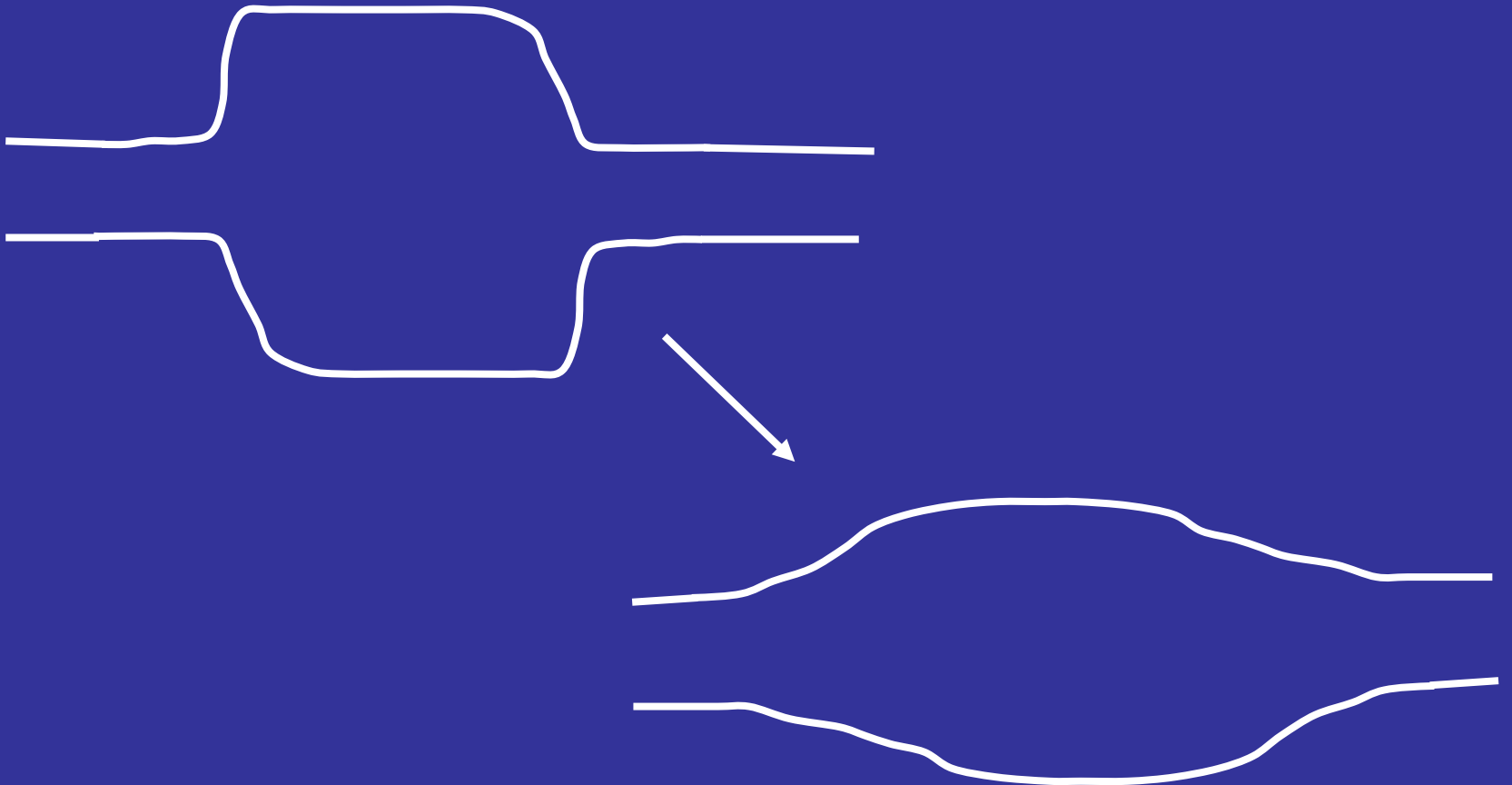
Fleecy Dale Rd

Old Carversville Rd

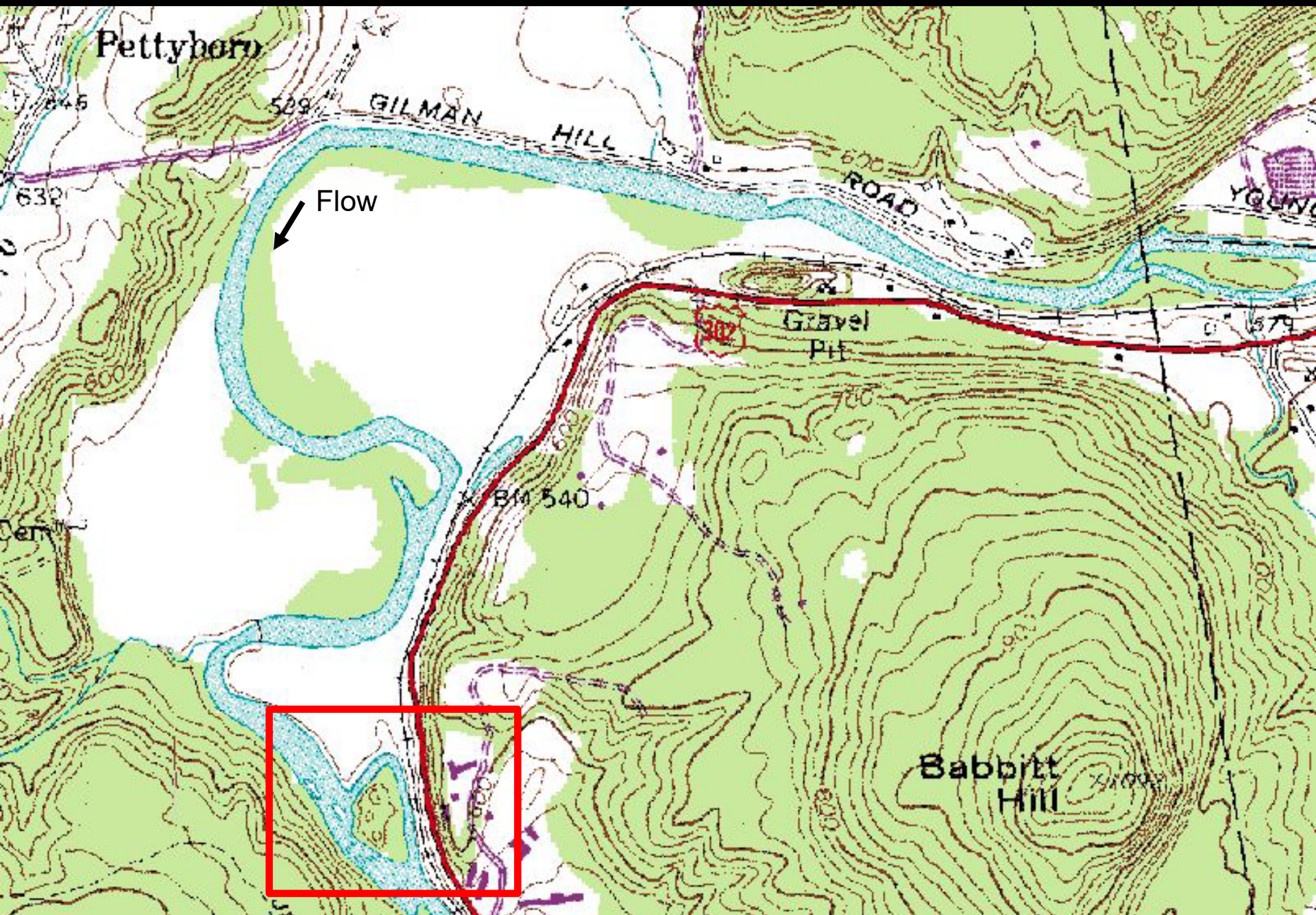
Old Carversville Rd

# Rivers don't like fast changes

Rivers don't change width like this...



... they minimize the rate of width change at any one point

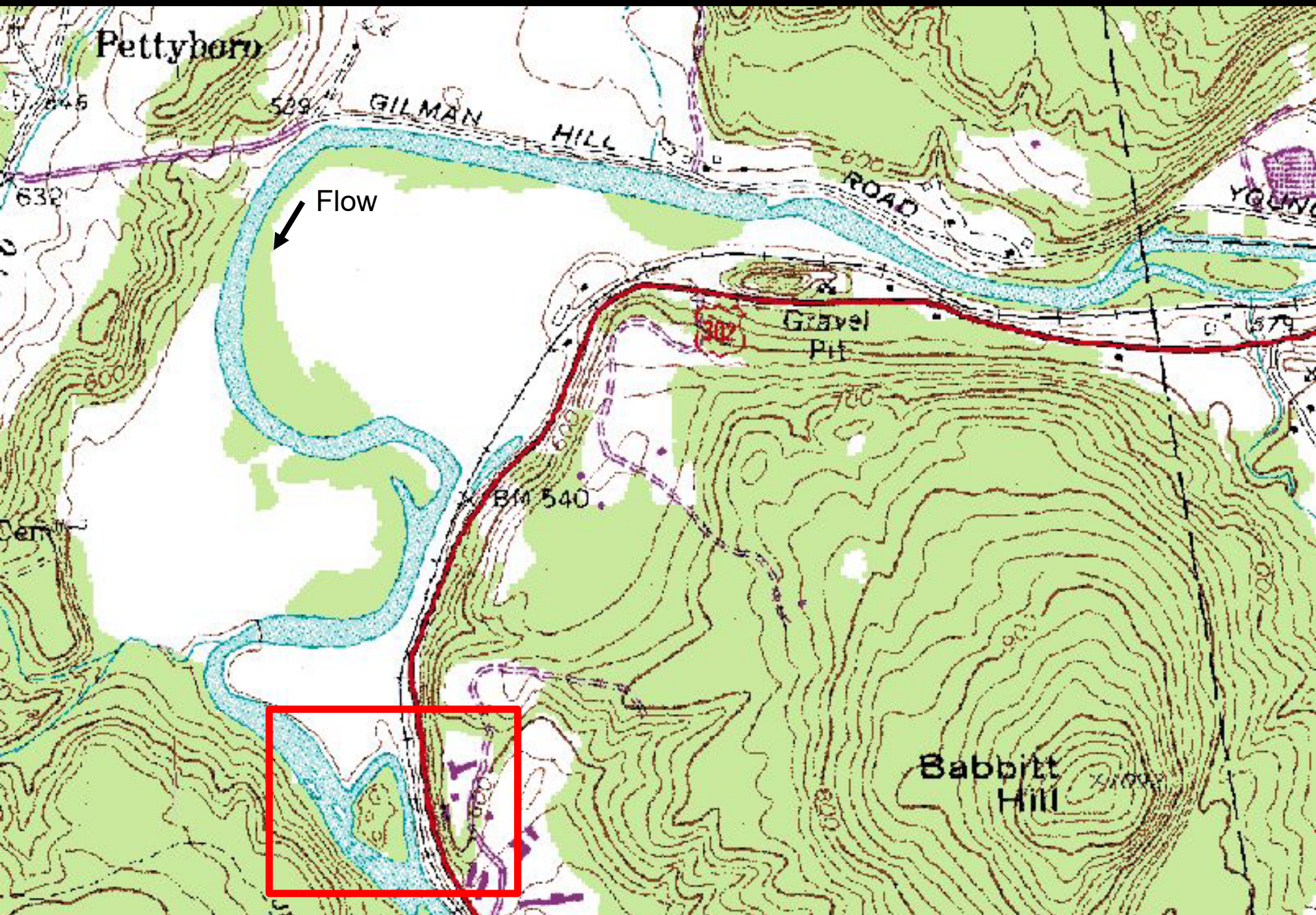














Deposition



Rivers Don't Like Fast Changes

and

Flowing Water Carries Sediment



Deposition











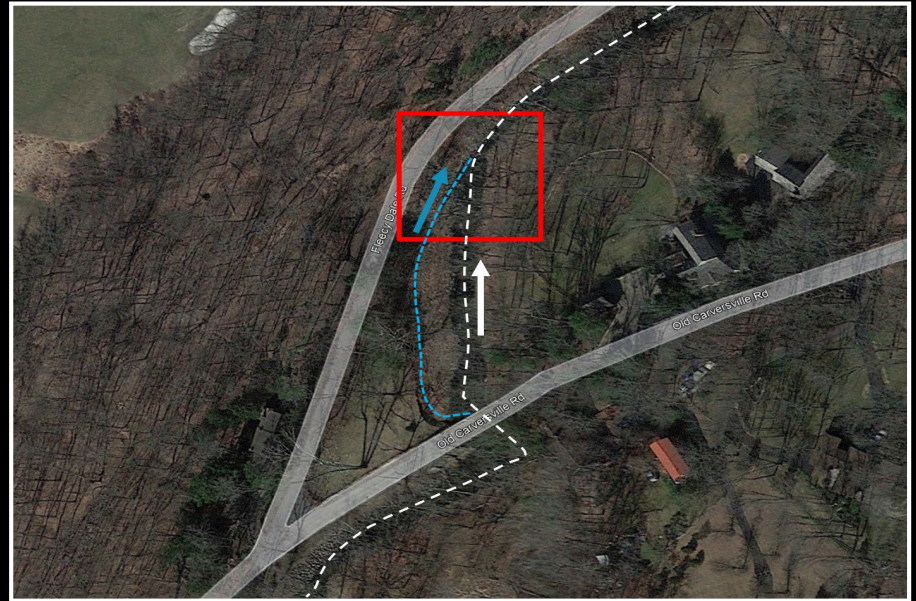
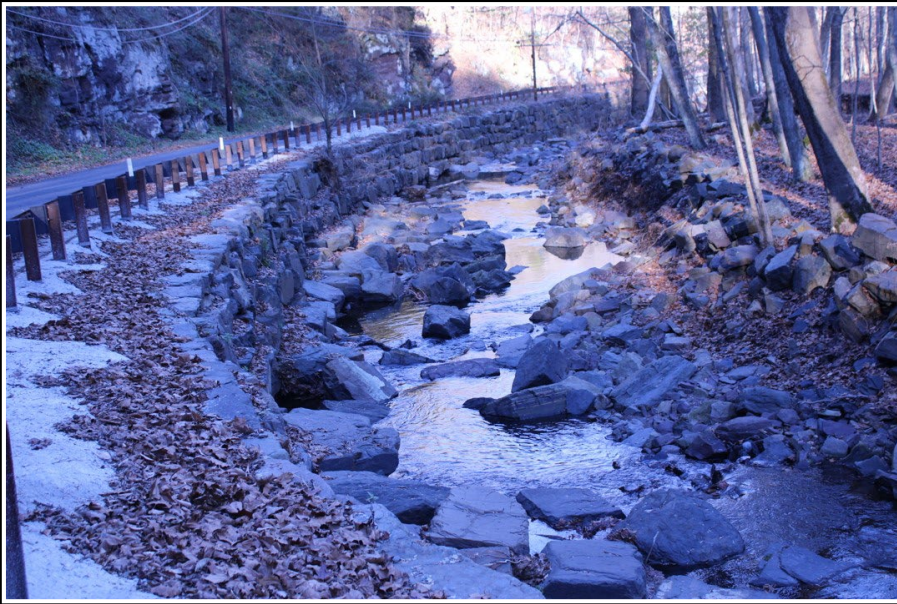
Rivers Don't Like Fast Changes

and

Flowing Water Carries Sediment



Avoid further constraints



Removing constraints



Resizing crossings

| <b>Technique</b>                        | <b>Priority*</b> | <b>Description</b>  | <b>Benefit</b>   |
|---|------------------|---|--|
| <b><i>Changes to infrastructure</i></b> |                  |   |  |
| - Resizing crossings                    | 2                | Ensure single-span crossing matches width of channel; include also floodplain relief    | Prevent deposition upstream and erosion downstream of structure  |
| - Removing unused roads                 | 3                | Removal of damaged roads unlikely to be rebuilt due to high costs or other reasons      | Provide additional space for flood flows and channel adjustments |
| - Relocating infrastructure             | 4                | Relocate infrastructure so no longer in conflict with natural river processes           | Provide additional space for flood flows and channel adjustments |
| <b><i>Watershed management</i></b>      |                  |   |  |
| - Land conservation                     | 1                | Conserve riverside land through purchase or easements by working with land trusts, etc. | Provide control of lands to allow for removal of constraints     |
| - Reforestation                         | 6                | Encourage growth of forests in currently open upland and riparian areas                 | Reduce flood peaks and sediment entering the river               |
| - Remove impervious cover               | 8                | Remove pavement and other impervious surfaces no longer in use                          | Reduce runoff to creek and provide space for vegetation          |
| <b><i>In-stream actions</i></b>         |                  |   |  |
| - Remove hard armor                     | 5                | Removal of rock, concrete, or steel used on banks but not protecting infrastructure     | Allow for natural processes and reduce erosive forces elsewhere  |
| - Remove channel blocks                 | 7                | Remove berms blocking side channels if no infrastructure will be threatened             | Allow for natural processes and reduce erosive forces elsewhere  |
| - Bioengineering                        | 9                | Nature-based bank stabilization solutions to protect critical infrastructure            | Stabilize banks while improving habitat and minimizing impacts   |



Review for  
Solebury Township Supervisors

March 19<sup>th</sup>, 2024

**Eagle Fire Company, New Hope PA**





# New Hope Eagle Fire Company, Est. 1822

- Volunteer Fire Company for Over 200 Years
- Serves New Hope Borough and Solebury Township and supports neighboring areas as a mutual aid service
- Almost 50 Members that live and/or work in the community
- Located at 46N Sugan with a sub station at Laurel Rd.
- Apparatus consists of Fire Suppression, Rescue, and Marine assets (Fire Trucks, Boats, Tankers, High Water Truck, Drone, Support Vehicles)
- Incorporated as a 501C 3 Non-Profit that owns all apparatus, equipment, and gear and manages Finance, Operations and Capital assets supporting Fire Service
- Lead by an eight Member Officer team and seven Member Board of Directors
- Funded through a combination of taxes, grants, donations, investments, and entrepreneurial business activities





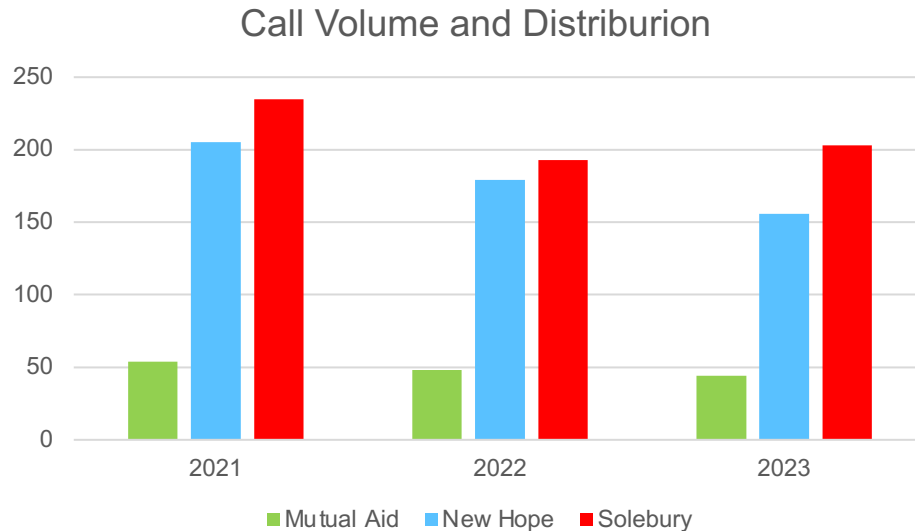
# Volunteer tradition, committed to the Community

- Training and certification (National Standards)
  - Basic Fire Academy is almost a 200-hour commitment
  - Advanced and Specialized skills (Swift water, Vehicle Rescue, Fire Dynamics etc.) (16-48 hours of training commitment each)
- Drills
  - Fire-Fighters train weekly during company drills (8-10 hrs. a month)
- Events
  - Members participate in several company meetings and events regarding operations, finance, recruiting, community outreach etc. (2-4 hours a month)
- Fire Calls
  - Firefighters respond to an average of about 100 calls per year (8-10 hours a month)
- Every call needs at least 6 members (Engineer, Firefighters, Officers), we average over 10 per call





# Responding to Emergencies, over 400 times a year

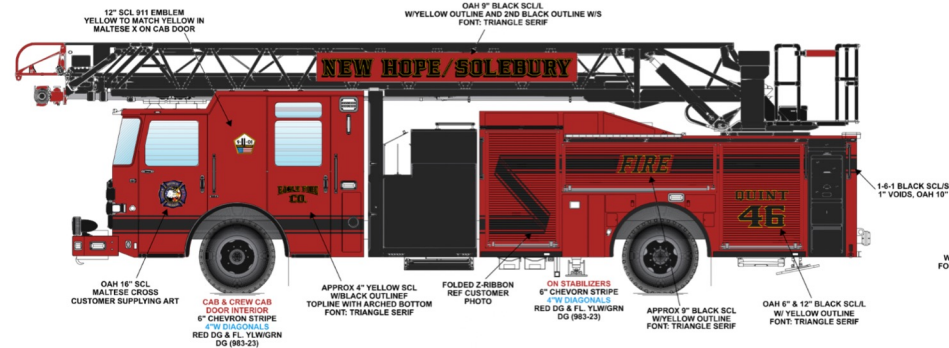


- Fire and Rescue
- Alarms (Fire, Smoke, CO)
- Swift Water and Floods
- Vehicle Extrication (Accidents)
- Electrical and Gas emergencies
- Hazardous Material containment
- Assist EMS (Patient Movement, CPR)
- Assist PD (missing persons, road closures)
- Public educational and safety programs
- The occasional cat, duck, and dog rescue



# Evolving to support the community

- Purchased a “Quint” truck to replace our 25-year-old Ladder
  - Maintain our ISO rating
  - Multi-Function Truck (pump, aerial, water, ladders, hose)
- Hired First Paid Chief in history
  - Help with Administrative and Strategic needs (reporting, FF health, grants, training, equipment maintenance, recruiting)
  - Committed to stay a volunteer organization





# Strategic Planning for the next Decade

- Replacing Engine 46
  - Primary Fire Suppression Apparatus
  - Engine 46 is 22 years old
  - Due for replacement in 2027
- Pricing and Lead times
  - Cost of apparatus has increased 23%\* over the past couple of years
  - Lead times for Fire Trucks range from 2-4 years
  - Triggered by inflation, supply chain, emission, new safety standards and regulations
- Eagle Fire is committed to staying volunteer
  - A minimum paid staff would cost taxpayers over \$1.3M / year\*
  - Eagle Fire owns all capital equipment and manages our gear, training, and insurance
- Recruitment and Retention
  - Focused effort on recruitment



Photo Credit Lambertville Life

# When Summoned, We Obey

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[www.nhefco.org](http://www.nhefco.org) | [info@nhefco.org](mailto:info@nhefco.org) | 215-862-2692 | 46 N. Sugan Rd. New Hope PA