

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
June 20, 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, Kevin Morrissey, Robert McEwan, Michele Blood, Assistant Township Manager, and Renee Scally, Administrative Assistant. Sarah A. Steers, Township Solicitor, Mark L. Freed, Township Solicitor, and Curt Genner, Township Engineer were also in attendance.

Absent: Christopher Garges, Township Manager and Catherine Cataldi, Secretary

The recording device was turned on.

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

II. Approval of Bills Payable – June 1, 2023, and June 15, 2023

Res. 2023-89 – Upon a motion by Mr. McEwan, seconded by Mr. Morrissey, the list of Bills Payable dated June 1, 2023, and June 15, 2023, was unanimously approved as prepared and posted.

III. Approval of Meeting Minutes – May 18, 2023 Meeting

Res. 2023-90 – Upon a motion by Mr. Francis, seconded by Mr. McEwan, the Minutes of the May 18, 2023, 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 Board of Supervisors meeting discussing Land Preservation and Zoning matters.

V. Supervisor Comment

- Mr. Baum Baicker announced that the Bucks County Department of Workforce and Economic Development was recently awarded a \$1.3 million grant from the Pennsylvania Department of Labor. The grant will help eligible residents (providing free tuition and more) who have some college experience but did not earn a degree or certificate.
- Mr. Baum Baicker also announced Solebury Township employees volunteered at Gravity Hill Farm in Titusville, NJ. Gravity Hill Farm works with Rolling Harvest Food Rescue donating fresh produce to food banks around Bucks County. Staff helped plant acorn squash and weeded around vegetables and herbs.
- Mr. Baum Baicker congratulated the high school class of 2023 graduating seniors. Mr. Baum Baicker also congratulated Superintendent Dr. Charles Lentz and the School Directors for another outstanding year.

VI. Public Hearing

Historical Architectural Review Board (HARB) – Certificate of Appropriateness – Joseph Gherardi (6169 Carversville Rd, TMP # 41-004-005)

Upon a Motion by Larry Peseski, seconded by CL Lindsay, it was unanimously agreed to accept the color schedule as submitted March 27th 2023 and further accept the document as presented June 5th, 2023 and recommend issuance of a Certificate of Appropriateness to TMP #41-004-005 with the following conditions:

- 1. The applicant will agree to box in the meter.*
- 2. Windows will be restored in-kind, or, if not possible, replaced with custom painted wood windows.*
- 3. There shall be 5-inch round gutters and 4-inch round downspouts.*
- 4. No work shall be done to the shed.*

Res. 2023-91 – Upon a motion by Ms. Howe, seconded by Mr. Morrissey, it was unanimously agreed to authorize the Certificate of Appropriateness to TMP # 41-004-005, 6169 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.

Historical Architectural Review Board – Certificate of Appropriateness – Scott Blank – (3786 Aquetong Rd, TMP # 41-004-040)

The applicant, Scott Blank, expressed interest in installing solar panels to the barn roof.

Upon a Motion by Larry Peseski, seconded by CL Lindsay, it was agreed to deny the application as presented and to deny the recommendation of a Certificate of Appropriateness to 3786 Aquetong Road (TMP: 41-004-040). Ms. Newman Leasure dissented.

This motion was made by HARB members due to a lack of HARB guidelines.

Scott Blank presented a PowerPoint presentation (copy of which is attached). Highlights of this presentations included meeting chronology, solar panel project specifications, environmental benefits of the project, solar glare and views of the barn from different roadways.

Mr. Morrissey commented on and expressed interest in an analysis addressing the solar glare. Discussion ensued between the Board and applicant. Mr. Blank confirmed that he will supply the Township with the articles regarding the solar glare.

The Board commented on the National Trust Guidelines, as well as, updating the Township's HARB Guidelines.

John DeAndrea, resident, questioned the request for the solar glare analysis and commented on the need for future discussion between the Board of Supervisors and HARB regarding solar panels and HARB guidelines.

Res. 2023-92 – Upon a motion by Mr. McEwan, seconded by Ms. Howe, it was unanimously agreed to authorize the Certificate of Appropriateness to TMP # 41-004-040, 3786 Aquetong Road, for the installation of solar panels on the barn roof as described in the HARB application, conditioned upon the borders of the solar panel be painted black or the existing roof be replaced with a standing seam metal roof in dark bronze color. Mr. Blank is to supply expert glare analysis to the Board of Supervisors. 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 / Land Development

Subdivision/Land Development - Carversville Inn Land Co. (6205 Carversville Road, TMP #41-004-010)

The applicant, Carversville Inn Land Co., 6205 Fleecydale Rd, TMP# 41-004-010, proposes to change the current use of a first-floor restaurant with (4) residential rental apartments back to a country inn with first floor 65-seat restaurant and no more than (6) inn rooms on the second and third floors, along with a 1-story addition.

A motion was made by TJ Francisco and seconded by Keith Deussing to recommend conditional approval of the land development project #21-606, subject to conditions as indicated in Wynn Associates memorandum dated June 6, 2023, and the Simone Collins memorandum dated June 8, 2023.

Following the June 12, 2023 Planning Commission meeting a waiver request for Section 22-520(I)(1b) Building Area Landscaping was received from Fox Rothschild LLP.

Pankaj Jobanputra, Simone Collins reviewed the June 15, 2023 Waiver request and made the following recommendation:

Our office would support a partial waiver from Section 520.1(I)(1)(b) to require that "One deciduous three-inch minimum caliper deciduous tree shall be planted for every 50 feet length of the building facades measured from end to end of buildings. In addition, one evergreen tree with a minimum height of six feet shall be planted for every 50 feet of length of the building facades." A combination of evergreen and deciduous shrubs, along with annual flowers, are shown as building landscaping, in addition to the existing Picea Abies (Norway Spruce) and a transplanted Cornus Kousa (Kousa Dogwood).

Jenna Kasman, Counsel, John Wolsenholme, Architect and Milan Lint were in attendance.

Ms. Kasman presented background on the project.

Res. 2023-93 – Upon a motion by Mr. Baum Baicker, seconded by Mr. McEwan it was unanimously agreed to approve the revised Preliminary Final Land Development Plan subject to the conditions as indicated in Wynn Associates memorandum dated June 6, 2023, and the Simone Collins memorandum dated June 8, 2023. Also, conditioned upon the June 15, 2023 waiver request be forwarded to the Solebury Township Planning Commission for ratification.

VIII. Old Business

Township Logo

At the April 18, 2023 Board of Supervisors meeting the Board authorized the Township Administration to work with a graphic designer for the purpose of consulting on a logo to be used by the Township and Advisory Committees.

Township Administration presented the style guide (copy of which is attached) developed with the graphic designer. Mr. Francis presented a logo alternative.

Discussion ensued between the Board on the presented logo options, feedback from Advisory Committee members and development of the Solebury brand.

Christy Cheever, EAC member, expressed support for the logo style guide - option 2.

Res. 2023-94 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Howe, it was unanimously agreed to approve the Township Logo Style Guide (option 2) as presented by the Township Administration. All Township Committees and Boards are authorized to use the Logo conditioned upon approval by the Board of Supervisors.

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

The proposed ordinance amends the Solebury Township Zoning Ordinance establishing Conditional Use and bulk area regulations for accessory dwellings for Agricultural workers in the RA, Residential/Agricultural District and the RB, Residential/Agricultural District.

Mr. Freed gave an overview of the background of the proposed ordinance.

Res. 2023-95 – Upon a motion by Mr. Morrissey, seconded by Mr. McEwan, it was unanimously agreed to authorize the Township Administration to send the proposed ordinance to the Solebury Farm Committee, Solebury Township Planning Commission and Bucks County Planning Commission, as well as, unanimously agreed to authorize the future advertisement of the proposed ordinance.

IX. New Business

Road Program – Bid Award

Solebury Township received numerous bids for the Road Program.

Res. 2023-96 – Upon a motion by Mr. McEwan, seconded by Ms. Howe, it was unanimously agreed to award the Road Program Bids as follows:

- **Sealcoat and Fog Seal contract to the low bidder, Asphalt Maintenance Solutions, LLC., conditional upon submission of bonds, insurance, and other required original/signed bid documents.**
- **Ultra-Thin Bonded Wearing Course Paving contract to the low bidder, Asphalt Maintenance Solutions, LLC., conditional upon submission of bonds, insurance, and other required original/signed bid documents.**
- **Paving Projects contract to the low bidder, Bray Brothers, Inc., conditional upon submission of bonds, insurance, and other required original/signed bid documents.**

Ratify School Zone Sign Agreement with New Hope Solebury School District

Solebury Township and New Hope Solebury School District have worked together to prepare an Intergovernmental cost sharing agreement between Solebury Township and New Hope-Solebury School District for the maintenance of “School Zone” signs at the intersection of Suga Road and Route 263.

Res. 2023-97 – Upon a motion by Mr. Francis, seconded by Mr. McEwan, it was unanimously agreed to ratify the school sign agreement with New Hope Solebury School District and authorize the Township Manager and Chairman to execute the agreement.

Comprehensive Plan Committee Resolution

The proposed resolution (copy of which is attached) establishes a Township Comprehensive Plan Committee and setting forth requirements concerning its composition, powers, operation, and duties.

John DeAndrea, resident, questioned the time frame of establishing the Comprehensive Plan Committee. Mr. Baum Baicker gave an overview of the process and estimated time frame.

Res. 2023-98 – Upon a motion by Ms. Howe, seconded by Mr. McEwan, it was unanimously agreed to approve the Comprehensive Plan Committee Resolution.

Fetterolf Zoning Hearing Board Application – Authorization for Solicitor to Attend

This topic was eliminated as no action was needed.

Shick Zoning Hearing Board Application – Authorization for Solicitor to Attend

This topic was eliminated as no action was needed.

X. Public Comment – No Public Comment

XI. Adjournment

The meeting was adjourned at 7:18 pm.

Respectfully submitted,
Catherine Cataldi
Secretary

A RESOLUTION ESTABLISHING A TOWNSHIP COMPREHENSIVE PLAN COMMITTEE AND SETTING FORTH REQUIREMENTS CONCERNING ITS COMPOSITION, POWERS, OPERATION, AND DUTIES.

WHEREAS, Article III of the Pennsylvania Municipalities Planning Code authorizes the preparation and periodic updating of municipal comprehensive plans; and

WHEREAS, the Pennsylvania Municipalities Planning Code requires that a municipal comprehensive plan be reviewed and updated at least once every ten years; and

WHEREAS, Solebury Township last updated its Comprehensive Plan in 2014; and

WHEREAS, the Solebury Township Board of Supervisors has determined that it is in the best interest of the Township to update the comprehensive plan to assist in future planning and zoning efforts; and

WHEREAS, the Board of Supervisors have decided to establish a committee, the Solebury Township Comprehensive Plan Committee, to prepare an update to the 2014 Comprehensive Plan; and

WHEREAS, the Board of Supervisors have appointed the Bucks County Planning Commission to assist the Committee in preparing a revision to the Township's Comprehensive Plan; and

WHEREAS, the Board of Supervisors believe it is necessary to set forth the rules and regulations concerning the composition, powers, operation, and duties of the Comprehensive Plan Committee.

NOW THEREFORE IT IS HEREBY RESOLVED, by the Board of Supervisors of Solebury Township that the Solebury Township Comprehensive Plan Committee is hereby created in accordance with the following:

SECTION 1 – Establishment

The Solebury Township Comprehensive Plan Committee (herein after referred to as the "Committee") is hereby established for Solebury Township, Bucks County, Pennsylvania.

SECTION 2 – Purpose of the Committee

The purposes of the Committee shall be to review and recommend revisions if appropriate to the current Township Comprehensive Plan with the assistance of the Bucks County Planning Commission. Such revisions shall be done: to take into account changes in the Township over the last ten years; to update demographic statistics and factors in the Plan; and to recognize modifications, if any, to the Township's growth and planning goals.

SECTION 3 – Membership

1. The Committee shall be composed of nine (9) residents of Solebury Township who shall be appointed by the Board of Supervisors.
2. The Board of Supervisors shall fill all vacancies.

3. One (1) member of the Committee shall also be a member of the Township Planning Commission. One (1) member of the Committee shall also be a member of the Township Environmental Advisory Council. One (1) member of the Committee shall also be a member of the Township Land Preservation Committee. One (1) member of the Committee shall also be a member of the Township Parks & Recreation Board. One (1) member of the Committee shall also be a member of the Township Historical Architectural Review Board. One (1) member of the Committee shall also be a member of the Township Farm Committee. The three (3) other members shall be residents of the Township at large.
4. The Committee shall have two (2) Supervisor Liaisons.
5. Members shall be from as many different regions of the Township as possible.

SECTION 4 – Terms of Office

1. Members of the Committee shall serve until the revision of the Township Comprehensive Plan has been adopted by the Board of Supervisors or the Committee has been disbanded and dissolved by the Board.
2. Members may resign at any time upon providing written notice to the Board of Supervisors.
3. Members serve at the will of the Board of Supervisors and may be removed, with or without cause, at any time by a vote of the majority of Board of Supervisors.
4. The Board of Supervisors may appoint successors to members who resign or are removed.

SECTION 5 – Compensation

Members of the Committee shall receive no compensation for their services.

SECTION 6 – Powers of the Committee

1. The Committee shall have the following specific powers and duties:
 - A. To review the current Township Comprehensive Plan.
 - B. To recommend changes to the current Township Comprehensive Plan.
 - C. To work with the Bucks County Planning Commission in updating and revising the current Township Comprehensive Plan.
 - D. To review data and statistics related to the updating of the current Township Comprehensive Plan
 - E. To perform any other duties assigned to it by the Board of Supervisors.
2. The Committee shall not exercise any powers or perform any duties which not specifically conferred or imposed upon it by the Board of Supervisors.

SECTION 7 – Organization and Meetings

1. The Committee may select its own Chair, Vice Chair and Secretary.

2. The Committee shall meet at least monthly. Said meetings shall be advertised and open to the public.
3. The Committee shall keep written records of its meetings.

SECTION 8 – Appropriations

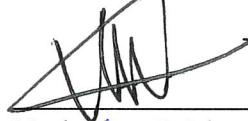
The Board of Supervisors may appropriate funds for the expenses incurred by the Committee in accordance with the Township annual budget. Appropriations may be expended for such administrative, clerical, printing, training, and professional services as may from time to time be required and approved by the Board of Supervisors and shall be within the limits of the annual budget.

SECTION 9 – Duration

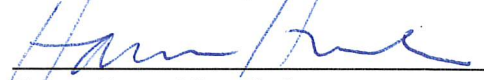
The Committee is created solely by the will of the Board of Supervisors and may be disbanded and dissolved at any time by the Board for any reason. The Committee shall automatically disband and dissolve upon the adoption of the revised Comprehensive Plan by the Board of Supervisors at a public meeting.

ENACTED and RESOLVED, this 20th day of June, 2023.

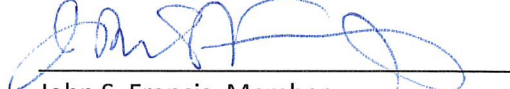
**SOLEBURY TOWNSHIP
BOARD OF SUPERVISORS**



Mark Baum Baicker, Chair



Hanna Howe, Vice-Chair



John S. Francis, Member



Robert A. McEwan, Member



Kevin Morrissey, Member

Attest:


Catherine Cataldi, Township Secretary

June 20, 2023

Date