

**SOLEBURY TOWNSHIP BOARD OF SUPERVISORS**

August 18, 2020 – 6:00 P.M.

**VIRTUAL MEETING**

**MEETING MINUTES**

The August 18, 2020 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, Michele Blood, Assistant Manager, and Catherine Cataldi, Secretary. Mark L. Freed, Township Solicitor and Curt Genner, Township Engineer were also in attendance.

Zoom recording device was then turned on.

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

**II. Approval of Bills Payable – July 30, 2020 and August 13, 2020**

**Res. 2020-103 – Upon a motion by Mr. McEwan, seconded by Mr. Francis, the list of Bills Payable dated July 30, 2020 and August 13, 2020 were unanimously approved as prepared and posted.**

**III. Approval of Minutes – July 21, 2020 Virtual Meeting**

**Res. 2020-104 – Upon a motion by Mr. Francis, seconded by Mr. McEwan, the Minutes of the July 21, 2020 Virtual Meeting were unanimously approved as prepared and posted.**

**IV. Announcements/Resignations/Appointments**

- Executive Session

The Board announced an executive session held on Thursday, August 18, 2020 dealing with Land Acquisition, Litigation and Zoning.

- Resignation of Buz Teacher from the Farm Committee

Mr. Baum Baicker announced the resignation of Buz Teacher from the Farm Committee. The Board thanked Mr. Teacher for his service.

**Res. 2020-105 – Upon a motion by Mr. Barrett, seconded by Mr. McEwan, the resignation of Buz Teacher from the Farm Committee was unanimously accepted.**

- Appointment of Steve Young to the Historic Architectural Review Board

**Res. 2020-106 – Upon a motion by Mr. Francis, seconded by Mr. McEwan, it was unanimously agreed to appoint Steve Young, Solebury resident, without compensation, to the Historic Architectural Review Board for term ending December 31, 2024.**

**V. Supervisors Comment**

- Mr. McEwan commented on the 2020 Census. The Census can be completed online at [my2020census.gov](https://my2020census.gov).

- Mr. Baum Baicker and Ms. Blood commented on how the overall economic situation has impacted the Township's Tax receipts.

Mr. Morrissey entered the Zoom meeting.

- Mr. Morrissey thanked Buz Teacher for his service on the Farm Committee.
- Mr. Morrissey announced the vacancy on the Farm Committee. Those interested can send their Letter of Interest and Resume to Catherine Cataldi at the Township building. Send by email to ccataldi@soleburytwp.org or by mail to Solebury Township, Attn: Catherine Cataldi, 3092 Sугan Road, P.O. Box 139, Solebury, PA 18963.

**VI. Public Comment** – No Public Comment

**VII. Public Hearings**

Historic Architectural Review Board – Certificate of Appropriateness – Carversville Christian Church (41-002-053, 3736 Aquetong Road) – Motion Revision/Clarification

At the July 21, 2020 Board of Supervisors meeting the Board authorized the Certificate of Appropriateness to TMP # 41-002-053, 3736 Aquetong Road, as per the recommendations from the Historic Architectural Review Board: *Upon a Motion by Marnie Newman, seconded by Scott Minnucci, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP # 41-002-053, 3736 Aquetong Road, per the submitted email dated May 31, 2020 and drawing R1.0, the existing sign will be repaired and amended to match the existing to make it two-sided, twice as thick and rotated 90 degrees. The stone base is to be reused and will be taller and thinner. The new metal posts will be slightly shorter than existing, with same material and thickness and topped with ball finials. The existing lighting will be replaced with a warm, 25-watt LED and the timer will be set from sunset to 11 p.m. everyday*

A revision/clarification was made to the motion. Instead of the motion reading, “The stone base is to be reused and will be taller and thinner”, it should have read, “The existing stones from the base will be reused for the new base design and will be taller and thinner.”

**Res. 2020-107 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to modify the motion to read “The existing stones from the base will be reused for the new base design and will be taller and thinner”, instead of “The stone base is to be reused and will be taller and thinner”.**

Conditional Use – Solebury School – Solebury School Wastewater Treatment Facility (6832 Phillips Mill Rd TMP#'s 41-018-079, 41-028-008 & 41-028-007)

The hearing was opened by Mark L. Freed, Township Solicitor.

The Applicant, Solebury School, was represented by Steve Feld, Solebury School; Vince D'Ambrosio, Solebury School; Adam Stern, Natural Systems Utilities; Zachary Gallagher, Natural Systems Utilities; Mike Zavoda, Natural Systems Utilities; Sheng Chu, Ph.D, PE, Senior Project Engineer II – Natural Systems Utilities; and Chris Hager, Engineer – Langan Engineering and Environmental Services, Inc.

A court stenographer was present to record the testimony.

No Party Status was requested.

Mr. Freed went over the exhibits for the Conditional Use hearing.

Following testimony by representatives of the applicant the hearing was closed.

The PowerPoint presentation was marked as exhibit A1.

Public Comment – Zoom Chat Feature:

- Paul Cosdon: Are the trees that are being removed going to be replaced
- Gayle & Jim: The fact that the trees are ash trees is not relevant. If they are taken down, they should be replaced with other species. I'm asking the Supervisors to require their replacement.
- Kathy Sberna: What is the townships standard for tree replacement when trees are removed for development? Thank You

The Applicant was agreeable to all the conditions.

**Res. 2020-108 – Upon a motion by Mr. Morrissey, seconded by Mr. Baum Baicker, it was unanimously agreed to approve a motion amendment to include the following condition: The Applicant shall have a conversation with the appropriate vendor to evaluate the appropriateness of planting additional trees as replacement to the trees that are being removed.**

**Res. 2020-109 – Upon a motion by Mr. Baum Baicker, seconded by Mr. McEwan, it was unanimously agreed to approve the Conditional Use per the following conditions, which were cited by the Township Solicitor and on the transcript, as amended by Supervisor Morrissey:**

1. **The Applicant shall proceed in accordance with its application dated June 29, 2020, the plans submitted, all supporting material, the evidence submitted, and all representations made by and on behalf of the Applicants.**
2. **The Applicants shall pay all Township expenses related to the applications to the extent not paid.**
3. **The Applicant shall comply with the rules, regulations and ordinances of Solebury Township, the Commonwealth of Pennsylvania, the United States government and especially with the Solebury Township Zoning Ordinance and Subdivision and Land Development Ordinance.**
4. **The Applicant shall comply with all conditions recommended by the Planning Commission.**
5. **The Applicant shall obtain of all permits and approvals from any agencies having jurisdiction over same to the extent applicable.**
6. **The Applicant shall comply with all conditions and recommendations indicated in the Township Engineer's review memorandum dated August 5, 2020 related to Conditional Use and all conditions and recommendations indicated in Township Engineer's memorandum dated August 5, 2020 pertaining to sewage facilities planning modules application.**
7. **The Applicant shall enter into an operations and maintenance agreement as the Township determines to be appropriate.**
8. **The Applicant shall provide such financial security as the Township determines to be appropriate.**
9. **The Applicant shall have a conversation with the appropriate vendor to evaluate the appropriateness of planting additional trees as replacement to the trees that are being removed.**

## **VIII. Presentations**

### Sustainability Initiative Presentation – Solebury Township Planning Commission

The Solebury Township Planning Commission Presented a Sustainability Initiative Presentation (copy of which is attached) to the Board of Supervisors.

Public Comment – Zoom Chat Feature:

- Barbara Zietchick: Do you have the ability as a Board in writing applications for building and development permits?
- Susan Olinger: When can we see a draft of this matrix?
- Susan Olinger: Yes, we should see the matrix format as well as the drafts

#### The Free Library of New Hope and Solebury

Doug Brindley, Library President, and Joanne Reszka, Library Vice President presented a PowerPoint presentation (copy of which is attached) to the Board of Supervisors. Highlights of the presentation include: Logistical Impact of Covid 19 shutdown; Financial Impact of Covid 19 shutdown; Financial Performance YTD; Library Programs; 2021 Forecast; Aspiration beyond 2021; Strategic Planning and Long-term Vision; and One of only four Gold Star Libraries in Bucks County.

The Board expressed interest in the Free Library of New Hope and Solebury presenting twice a year instead of once a year.

Public Comment – Zoom Chat Feature:

- Pearl Mintzer: why do we contribute so much more than New Hope
- Greg Kellie: Office expenses, 21K, for what please?
- Dan Dupont: Solebury's population: 8,500 or so New Hope: 2,500
- Greg Kellie: Why does the library sponsor an adult and children's yoga program, and what is our liability?
- Greg Kellie: What are Board events?
- Tom Cannon: test
- Greg Kellie: Last year they spent 21k for office expenses, in the aspirational budget the estimate is 3900.00, that's quite a disparity?
- Pearl Mintzer: why don't you ask the Bucks Co Herald to give you some free ads to ask for financial support? It worked for the Herald to raise money.
- Barbara Zietchick: How is the plan implemented? by cod

#### **IX. Old Business**

##### Resolution Approving the Agreement of Sale for the Purchase of TMP Nos. 41-022-135-001 & 41-022-137

The proposed resolution of the Board of Supervisors of Solebury Township authorizes Solebury Township to enter into Agreements of Sale for the purchase of property TMP #41-022-137 consisting of 1.068 acres more or less owned by Anthony C. Canike and property TMP #41-022-135-001 consisting of 11.47 acres more or less of vacant land owned by Country Host, Inc.

Public Comment – Submitted by Email (copy of which is attached)

Public Comment – Zoom Chat Feature (copy of which is attached)

**Res. 2020-110 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey it was unanimously agreed to adopt the resolution approving the Agreement of Sale for the Purchase of TMP Nos. 41-022-135-001 & 41-022-137.**

#### **X. New Business**

##### Resolution Approval – Act 537 Sewage Treatment Facility Planning Module Component #4A – Solebury School (6832 Phillips Mill Rd, TMP #'s 41-018-079, 41-028-008 & 41-028-007)

The applicant proposes to build a new wastewater treatment facility, on the north side of the stream located in the floodplain. The existing treatment facility is to be abandoned. The effluent dispersal field of the new facility will be on the south side of the stream. Approval of the Planning Module Component #4A is required by the DEP.

Upon a Motion made by TJ Francisco, Seconded by Peter Brussock the Solebury Township Planning Commission unanimously recommend approval of the Solebury School Act 537 Wastewater Treatment Facility Component 4A pursuant to item #1 of C. Robert Wynn Associates review memorandum dated August 5, 2020 and approval of planning module submission to PADEP upon completion of remaining items in C Robert Wynn Associates memorandum dated August 5, 2020.

**Res. 2020-111 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to adopt the resolution approving the Act 537 Sewage Treatment Facility Planning Module and authorizing administration to complete and execute Component #4A – Solebury School (6832 Phillips Mill Rd, TMP #'s 41-018-079, 41-028-008 & 41-028-007), conditioned upon the compliance with the Township Engineer's recommendations.**

Authorization to Advertise – Historic Architectural Review Board Ordinance Amendment

The proposed ordinance of the Township of Solebury, Bucks County, Pennsylvania, amends the requirements for a Registered Architect and Building Inspector on the Solebury Township Board of Historical Architecture Review

**Res. 2020-112 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Barrett, it was unanimously agreed to authorize the advertisement of the Historic Architectural Review Board Ordinance Amendment.**

Zoning Hearing Board Applications

1. The applicants, David and Lori Woodward, 2956 River Road, TMP No. 41-020-001, are requesting a variance from Section 22-2205-B(3)(c) to complete an addition on the property without changing the footprint of the existing home and add a rear patio.

**Res. 2020-113 – Upon a motion by Mr. McEwan, seconded by Mr. Barrett, it was unanimously agreed to authorize the Township Engineer to send a written letter providing his comments to the Zoning Hearing Board regarding this application.**

2. The applicants, Kathleen and Stanton Taylor, 13 Blenheim Drive, TMP No. 41-013-001-006, are requesting a variance from Section 27-404-1.B.h due to the fan shape of the lot limits size of back yard and placement of pool.

**Res. 2020-114 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to authorize the Township Engineer to send a written letter providing his comments to the Zoning Hearing Board regarding this application.**

**XI. Public Comment – No Public Comment**

**XII. Adjournment**

The meeting was adjourned at 8:41 p.m.

Respectfully submitted,  
Catherine Cataldi  
Secretary

# PLANNING & SUSTAINABILITY

Planning Commission Sustainability Initiative

# SOLEBURY TOWNSHIP VISION STATEMENT

- ▶ It is our choice to protect and preserve the beauty, unique character and natural resources of Solebury Township for our residents, both now and in the future.
- ▶ While balancing the rights of the individual property owner with the good of the community as a whole, we will manage growth to **promote sustainability** of our natural resources, preserve our land, and protect and revere our historic heritage.

# Solebury Township Comprehensive Plan

- ▶ Emphasizes benefits of sustainable practices in:
  - ▶ Planning
  - ▶ Development
  - ▶ Township Management
- ▶ Sustainable practices seek to balance
  - ▶ Social
  - ▶ Environmental
  - ▶ Economic Considerations
- ▶ Sustainability - current practices and use of resources do not adversely impact future generations



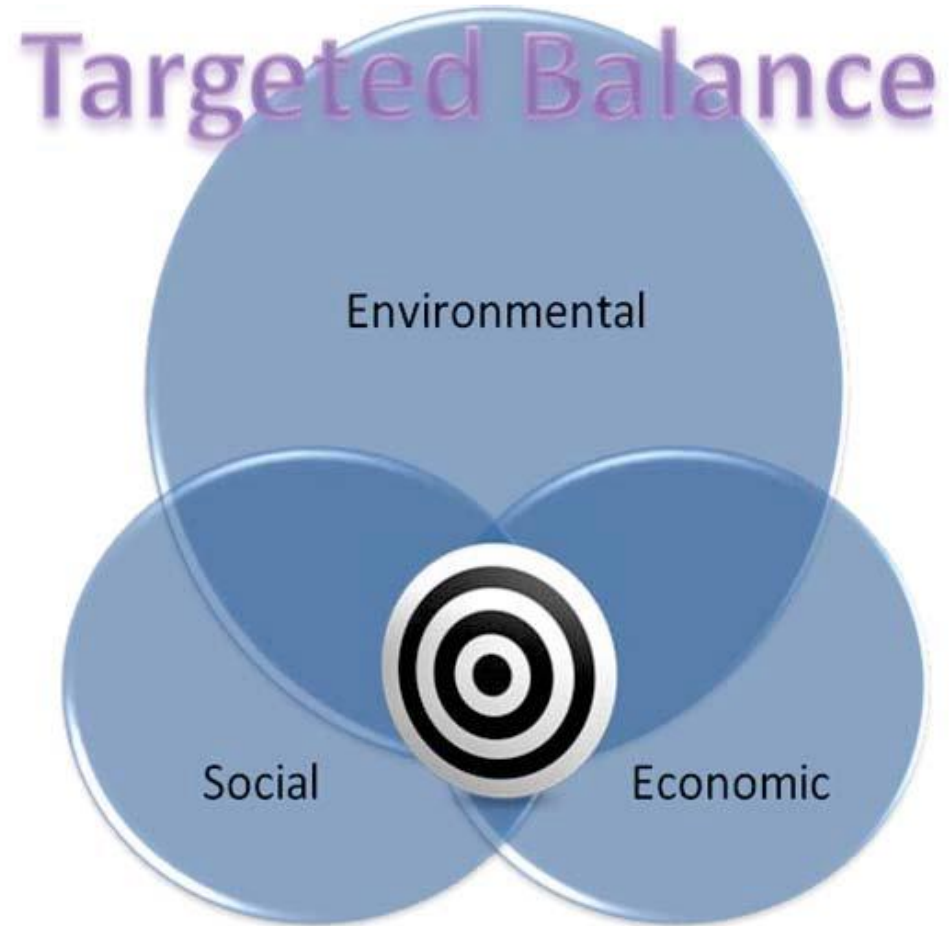


## Sustainability is a Mindset

- ▶ Commitment to view each task, activity or problem with an active evaluation of the social, environmental and economic factors.
- ▶ Qualitative to quantitative analysis depending on needs.

# Planning Commission Observations

- Solebury embraces the concept of Sustainability
- Unfocused application of the concept



## Planning Commission Observations

Sustainability Indicators were developed for each of the policy areas in the Comprehensive Plan.

- ▶ **Limited follow through to measure sustainability indicators.**

# Planning Commission Observations

202 Corridor Re-development framework not grounded in robust sustainability framework

- ▶ 1) Sustainability not large enough part of the re-development equation
- ▶ 2) Need to develop a 202 Corridor Plan

# Transition to a More Sustainable Community - Two Goals

1. **American Planning Association (APA) Sustainability Rating Matrix**  
(<https://www.planning.org/sustainingplaces/complanstandards/>) - use to focus the township sustainability practices to attain a high sustainability designation that reflects
2. **Update Subdivision And Land Development Ordinance (SALDO) with more sustainability emphasis on all fronts**
  - ▶ Including routine consideration of environmental, social and economic factors.

# Transition to a More Sustainable Community - Supporting the Process

1. **Planning Commission (PC) - take a lead role in guiding development applicants to sustainable practices as part of plan reviews, as found in the Comprehensive Plan and future revised SALDO.**
2. **BOS coordination of sustainable practice among committees and PC.**
3. **PC recommends hiring a sustainability planning consultant to guide township's sustainability initiatives**

# Sustainability Planning Consultant

## Suggested Scope of Services

- ▶ Initial consultations with BOS/PC/EAC on strategic and conceptual planning, including review of the preliminary APA sustainability matrix scoring (recommended budget \$25K)
- ▶ Planning/engineering elements (recommended budget \$75K)
  - ▶ Strategic Sustainability Plan
  - ▶ Establish multi-year priorities
  - ▶ Support development of annual sustainability report to track metrics and indicators in Comprehensive Plan
  - ▶ Support revisions to SALDO
  - ▶ Support revisions to Comprehensive Plan
  - ▶ Consult to BOS/PC/Township Staff on sustainable practices and complex management issues (e.g. deer management)

# Schedule

- ▶ **2020**
  - ▶ Complete APA Rating Matrix with input from the BOS, township engineer, EAC, township staff and others
  - ▶ Prepare a Request for Statement of Qualifications and Proposals from Sustainability Planning Consultants
- ▶ **2021**
  - ▶ Engage Sustainability Planning Consultant
  - ▶ Work with Consultant to prepare comprehensive Sustainability Plan
  - ▶ Initiate implementation of plan
- ▶ **2022**
  - ▶ Implement plan and complete suggested scope



# Questions



## COMPREHENSIVE PLAN

SOLEBURY TOWNSHIP

BUCKS COUNTY, PENNSYLVANIA

December 16, 2014



**THE FREE LIBRARY**  
**OF NEW HOPE & SOLEBURY**

**Update for the Solebury Board of Supervisors**  
**18 August 2020**

# Overview as of August 2020

- Logistical Impact of Covid-19 shutdown on FLNHS
- Financial Impact of Covid-19 shutdown on FLNHS
- Financial Performance YTD
- Library Programs
- 2021 Forecast
- Aspiration beyond 2021
- Strategic Planning and Long-term Vision
- One of only four Gold Star Libraries in Bucks County



# Logistical Impact of Covid-19 shutdown on FLNHS

- The library closed completely on March 13th
- Staff returned to work in mid-June “Yellow” phase in order to prepare facility for reopening
- Reopened to the public on a “Soft Yellow” basis July 6th
- Carefully designed restrictions and guidelines were implemented in consultation with district libraries, as well as Commonwealth and Bucks County health authorities
- Details of our reopening plan are available on the library website
- The restrictions remain in effect



# Financial Impact of Covid-19 shutdown on FLNHS

- FLNHS applied for and received a PPP loan/grant
- Payroll was sustained during the shutdown
- Solebury provided an accelerated payment—Thank you!
- The annual Spelling Bee was postponed for a year
- Our Spring appeal returned record contributions, indicating unusually strong community support even when the library was closed
- We were awarded a \$10,000 grant from the Raab Foundation earmarked for technology upgrades
- The library will end 2020 in relatively good financial shape
- 2021 will be different for Solebury, New Hope and FLNHS, so considerable uncertainty must be managed



# FLNHS Financial Performance FY2020 YTD

## FLNHS OPERATIONS INCOME STATEMENT THROUGH JULY 2020

<b>REVENUE</b>	<b>July YTD</b>				
<b><u>General Revenue</u></b>		<b><u>Other Expenses</u></b>		<b><u>Occupancy Expenses</u></b>	
Misc. Gifts	\$3,377	Fundraising Expenses	\$3,885	Utilities	\$1,848
PA State Aid	\$31,920	Bookkeeper & Accountant	\$6,000	Trash Pickup	\$150
Solebury Township	<b>\$105,000</b>	Database Fee	\$1,688	Security	\$974
New Hope Borough	\$27,357	Development/Marketing	\$0	Property Maintenance	\$1,880
Misc/Library Fees and Sales	\$6,676	Misc. Expenses/Adver./Trav.	<u>\$350</u>	Housekeeping	\$1,900
Annual Fundraising	\$26,292	TOTAL	\$11,923	Insurance	<u>\$1,361</u>
Board Events	\$0			TOTAL	\$8,113
Programming Grants	\$0	<b><u>Operating Expenses</u></b>		<b><u>Programming</u></b>	
Misc. Revenue	\$0	Payroll/Bank/Credit Card Fees	\$926	Adult Programs/Lectures	\$3,219
Sub-Total General Revenue	\$200,622	Office Supplies	\$21,730	Teen	\$0
Adult Programming Grant	<u>\$2,987</u>	Telephone & Internet	\$1,545	Summer Reading Club	\$2,354
<b>TOTAL REVENUE</b>	<b>\$203,609</b>	Computer Purchase Expense	\$796	Children's Programs - Other	<u>\$28</u>
		Website Dev.	\$300	TOTAL	\$5,601
<b>EXPENSES</b>		Postage & Shipping	<u>\$110</u>		
<b><u>Collection</u></b>	\$7,423	TOTAL	\$25,407	<b>TOTAL EXPENSES</b>	<b>\$159,994</b>
<b><u>Payroll</u></b>				<b>Surplus/(Deficit)</b>	<b>\$43,615</b>
Staff Salaries	<b>\$93,585</b>				
Payroll Taxes	<b>\$7,844</b>				
Workers Comp Insurance	<b>\$98</b>				
<b>TOTAL</b>	<b>\$101,527</b>				

# FLNHS Programs and Initiatives August 2019-August 2020

For adults prior to the March 13, 2020, shutdown:

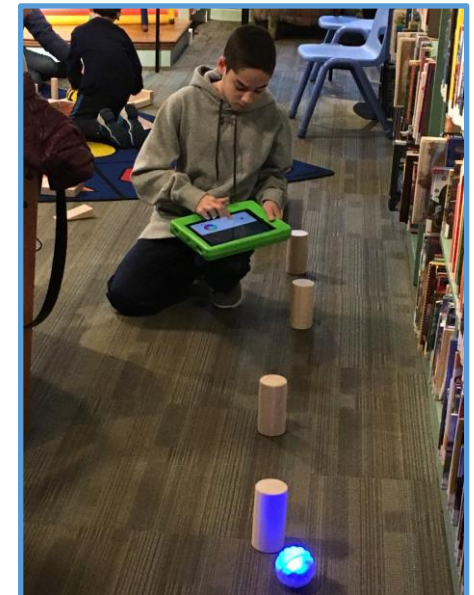
- Woodstock 50th Anniversary Celebration
- Social Security Planning seminars
- Doylestown Hospital Flu Clinic
- Genealogy (in partnership with the Solebury Township Historical Society)
- Saturday Tech Help
- New Hope-Solebury-Lambertville Community Choir Holiday Concert
- Women of the Supreme Court (historical presentation)
- An Evening with Jackie Kennedy (historical interpreter)
- Sherlock Holmes and the Speckled Band (live theater)
- Adult Yoga
- Concordia Chamber Players Open Rehearsal
- The Witch Trial of Margaret Mattson (with Governor William Penn)
- Poetry and Hot Chocolate (in conjunction with Winterfest)
- Ulysses S. Grant and General Lee's Surrender (historical interpreter)



# FLNHS Programs and Initiatives August 2019-August 2020

## For children & teens prior to the shutdown:

- After School S.T.E.A.M. programs
- 1000 Books Before Kindergarten
- 3-D Printer Club
- Beginner Guitar Workshop
- Beginner Acting Workshop
- Family Block Party
- Stories On the Go (in parks and other community places)
- Storytime Yoga
- Kindergarten Here I Come
- Canvas Painting Workshop
- Harry Potter Trivia





# FLNHS Programs and Initiatives August 2019-August 2020

## Virtual programming for all ages since the shutdown:

- Weekly Virtual S.T.E.A.M. Challenges
- Scandinavian Storytelling with the Swedish Museum
- Weekly Story times on Facebook
- Weekly Book Clubs and Discussions
- Weekly Quiz Nights for Children and Adults
- Adult and children's yoga programs via Zoom
- Draw a Dragon guided art workshop



# FLNHS FY2021 Forecast Budget

## FLNHS 2021 OPERATIONS PROVISIONAL BUDGET

<b>REVENUE</b>		<b>Budget</b>			
<b><u>General Revenue</u></b>			<b><u>Other Expenses</u></b>		<b><u>Occupancy Expenses</u></b>
Misc. Gifts	\$3,700	Fundraising Expenses	\$8,100	Utilities	\$4,150
PA State Aid	\$23,940	Bookkeeper & Accountant	\$15,100	Trash Pickup	\$350
Solebury Township	<b>\$120,000</b>	Database Fee	\$2,700	Security	\$1,250
New Hope Borough	\$42,900	Development/Marketing	\$0	Property Maintenance	\$4,000
Misc/Library Fees and Sales	\$10,800	Funds Raised for Endowment	\$0	Housekeeping	\$5,400
Annual Fundraising	\$50,000	Misc. Expenses/Adver./Trav.	<u>\$1,525</u>	Insurance	<u>\$4,750</u>
Board Events	\$5,000	TOTAL	\$27,425	TOTAL	\$19,900
Programming Grants	\$0				
Endowment Draw (Restricted)	\$4,500	<b><u>Operating Expenses</u></b>		<b><u>Programming</u></b>	
Misc. Revenue	\$0	Payroll/Bank/Credit Card Fees	\$1,500	Adult Programs/Lectures	\$4,000
Sub-Total General Revenue	\$260,840	Office Supplies	\$3,900	Teen	\$400
Adult Programming Grant	<u>\$2,000</u>	Telephone & Internet	\$2,976	Summer Reading Club	\$2,000
<b>TOTAL REVENUE</b>	<b>\$262,840</b>	Computer Purchase Expense	\$1,000	Children's Programs - Other	<u>\$800</u>
		Website Dev.	\$600	TOTAL	\$7,200
<b>EXPENSES</b>		Postage & Shipping	<u>\$320</u>		
<b><u>Collection</u></b>	\$37,715	TOTAL	\$10,296	<b>TOTAL EXPENSES</b>	<b>\$281,136</b>
<b><u>Payroll</u></b>				<b>PROFIT/LOSS</b>	<b><u>-\$18,296</u></b>
Staff Salaries	\$163,000				
Payroll Taxes	\$14,000				
Workers Comp Insurance	<u>\$1,600</u>				
TOTAL	\$178,600				

# FLNHS near-term aspirational budget

## FLNHS NEAR-TERM ASPIRATIONAL BUDGET

<b>REVENUE</b>	<b>Budget</b>				
<b><u>General Revenue</u></b>		<b><u>Other Expenses</u></b>	<b><u>Occupancy Expenses</u></b>		
Misc. Gifts	\$3,700	Fundraising Expenses	\$8,100	Utilities	\$4,150
PA State Aid	\$23,940	Bookkeeper & Accountant	\$15,100	Trash Pickup	\$350
Solebury Township	<b>\$120,000</b>	Database Fee	\$2,700	Security	\$1,250
New Hope Borough	\$42,900	Development/Marketing	\$0	Property Maintenance	\$4,000
Misc/Library Fees and Sales	\$10,800	Funds Raised for Endowment	\$0	Housekeeping	\$5,400
Annual Fundraising	\$50,000	Misc. Expenses/Adver./Trav.	<u>\$1,525</u>	Insurance	<u>\$4,750</u>
Board Events	\$5,000	TOTAL	\$27,425	TOTAL	\$19,900
Programming Grants	\$0	<b><u>Operating Expenses</u></b>		<b><u>Programming</u></b>	
Endowment Draw (Restricted)	\$4,500	Payroll/Bank/Credit Card Fees	\$1,500	Adult Programs/Lectures	\$4,000
Misc. Revenue	\$0	Office Supplies	\$3,900	Teen	\$400
Sub-Total General Revenue	\$260,840	Telephone & Internet	\$2,976	Summer Reading Club	\$2,000
Adult Programming Grant	<u>\$2,000</u>	Computer Purchase Expense	\$1,000	Children's Programs - Other	<u>\$800</u>
<b>TOTAL REVENUE</b>	<b>\$262,840</b>	Website Dev.	\$600	TOTAL	\$7,200
<b>EXPENSES</b>		Postage & Shipping	<u>\$320</u>	<b>TOTAL EXPENSES</b>	<b>\$302,136</b>
<b><u>Collection</u></b>	\$37,715	TOTAL	\$10,296	<b>PROFIT/LOSS</b>	<b><u>-\$39,296</u></b>
<b><u>Payroll</u></b>					
Staff Salaries	<b>\$163,000</b>				
F/T Staff Benefits	<b>\$21,000</b>				
Payroll Taxes	\$14,000				
Workers Comp Insurance	<u>\$1,600</u>				
TOTAL	\$199,600				



## Strategic Planning and Long-term Vision

### Fundraising influences (and restricts) every FLNHS Board action:

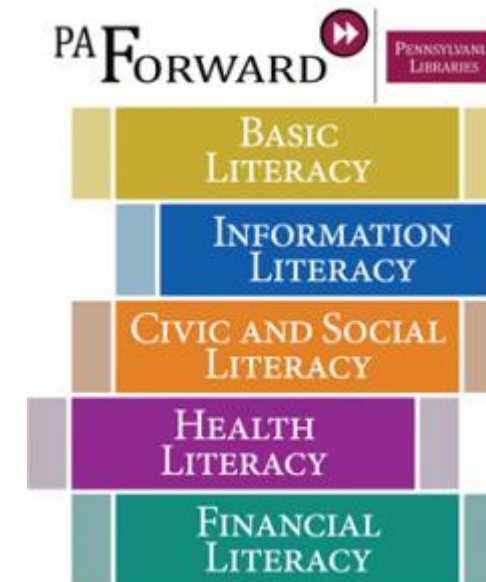
- Almost 100% of fundraising is tactical
- Despite the considerable support of Solebury Township, a perennial revenue shortfall of \$50-100k persists
- We have an endowment and guard it appropriately
- Without endangering the endowment, the Board will ensure that the shortfall is met through fundraising initiatives, such as the Spelling Bee and direct annual appeals
- However, longer term aspirations and community needs demand of us more strategic partnering with Solebury and New Hope
- In short, our relationships will flourish to the extent we can work more strategically and in concert together



# FLNHS is one of four Bucks County recipients of the PA Library Association's Gold Star Rating



*“... libraries are ideally positioned to become the community centers of information, technology, and learning that will fuel educational and economic opportunity for all of our citizens.”*



RESOLUTION NO. 2020-110

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOLEBURY TOWNSHIP  
AUTHORIZING SOLEBURY TOWNSHIP TO ENTER INTO AGREEMENTS  
OF SALE FOR THE PURCHASE OF A PROPERTY OWNED BY  
ANTHONY C. CANIKE AND A PROPERTY OWNED BY COUNTRY HOST, INC.**

WHEREAS, Anthony C. Canike is the owner of that real property with an address of 6502 Lower York Road in Solebury Township and identified as TMP #41-022-137 consisting of 1.068 acres more or less (the "Canike Property").

WHEREAS, Country Host, Inc. is the owner of that real property located along Lower York Road in Solebury Township and identified as TMP #41-022-135-001 consisting of 11.47 acres more or less of vacant land (the "Country Host Property").

WHEREAS, at the request of the Township, Indian Valley Appraisal Company, by its PA Certified General Real Estate Appraisers, performed an appraisal of the Canike Property as of June 4, 2020, and performed appraisals of the Country Host Property as of September 10, 2019 and June 4, 2020 (the "Appraisals").

WHEREAS, pursuant to the Appraisals, the Canike Property has an appraised value of \$320,000.00 and the Country Host Property has an appraised value of \$2,640,000.00.

WHEREAS, the Appraisals are the only appraisals of the Canike Property and the Country Host Property obtained by the Township.

WHEREAS, the Township intends to enter into an Agreement of Sale to purchase the Canike Property for approximately \$254,035.00, an amount that does not exceed the appraisal of the Canike Property.

WHEREAS, the Township intends to enter into an Agreement of Sale to purchase the Country Host Property for approximately \$2,095,965.00, an amount that does not exceed the appraisal of the Country Host Property.

WHEREAS, pursuant to the Second Class Township Code at 53 P.S. § 66502, the Board of Supervisors of the Township is empowered to purchase any property it deems to be in the best interest of the Township.

WHEREAS, the Supervisors of the Township have determined that the purchase of the Canike Property and the Country Host Property are in the best interest of the Township as the purchase will assist the Township in enhancing the rural and historic context of the community by encouraging protection of natural resources while promoting a unified development theme; conserving and enhancing the quality of Solebury waterways and/or groundwater supplies, including the Aquetong Creek; maintaining the free flow of traffic, and promoting vehicular and/or pedestrian safety and access management; and linking development intensity with the provision of water conservation measures and sustainable design techniques.

NOW, THEREFORE, be it RESOLVED by the Board of Supervisors as follows:

The Board of Supervisors approves entering into Agreements of Sale for the purchase by the Township of the Canike Property and the Country Host Property, and authorizes the Chairperson of the Board of Supervisors to execute all necessary documents upon review and approval of the Township Solicitor.

This Resolution was approved at a regular meeting of the Board of Supervisors of Solebury Township on the 18th day of August, 2020.

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

**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of John Hoffman via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Wednesday, August 12, 2020 6:44 AM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Wednesday, August 12, 2020 - 6:44am Submitted by anonymous user:  
2601:44:0:30b0:78fb:7b8f:f26:600e Submitted values are:

**Name:** John Hoffman  
**Email Address:** [REDACTED]  
**Phone Number:**  
==Address==  
**Street:** [REDACTED]  
**City:** New Hope  
**State:** Pennsylvania

**Committee, Board or Council:** Board of Supervisors Agenda Item: Property Purchase on 202

**Comment:**

The purchase of the 2 properties on 202 by the township is an excellent idea.  
Good job to whomever put this together.

Thank you.

The results of this submission may be viewed at:  
<https://www.soleburytwp.org/node/16716/submission/3781>



**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of Hanita Rosenboim via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Wednesday, August 12, 2020 1:01 AM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Wednesday, August 12, 2020 - 1:01am Submitted by anonymous user:  
2601:44:280:14a0:5142:91c1:6e12:ba8  
Submitted values are:

**Name:** Hanita Rosenboim

**Email Address:** [REDACTED]

==Address==

**Street:** [REDACTED]

**City:** Doylestown

**State:** Pennsylvania

**Committee, Board or Council:** Board of Supervisors Agenda Item: Acquisition of parcels on route 202  
**Comment:** I fully approve of the acquisition of these two parcels and embrace the decision to add these to the Solebury open spaces. Great investment in our future.

The results of this submission may be viewed at:  
<https://www.soleburytwp.org/node/16716/submission/3776>

**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of kenneth mintz via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Tuesday, August 11, 2020 6:53 PM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Tuesday, August 11, 2020 - 6:52pm Submitted by anonymous user:  
2601:281:205:6c90:8986:5f91:5a2:be70

Submitted values are:

Name: kenneth mintz

Email Address: [REDACTED]

Phone Number: [REDACTED]

==Address==

Street: [REDACTED]

City: NEW HOPE

State: Pennsylvania

Committee, Board or Council: Board of Supervisors Agenda Item: Proposed Land Purchases

Comment:

I applaud this purchase and I am in full support of going ahead with the purchase.

I want to add that these parcels are only the tip of the iceberg. Based on the stated township goals of protecting Aquetong Creek and its watershed and ecosystem, I feel strongly that the township should attempt to purchase all of the parcels (to the New Hope side of the flea market parcel), that front Rt. 202 and that back up to the creek and watershed. Currently, there is a proposed senior care facility hoping to get variances from several township ordinances, which if granted will pollute the creek and watershed through soil erosion and asphalt runoff. I don't understand how the Board of Supervisors can allow such a project to go forward, no less have the Zoning Hearing Board entertain variance requests on a project that should be revisited by the Board of Supervisors and township residents.

So not only would variances from existing ordinances harm the watershed, but it would add additional traffic onto Route 202 in a very accident prone area. Vehicles are exiting Logan Square just ahead of the Rt. 202 and 179 fork, and now this project would be adding large numbers of vehicles entering and exiting near this same area. This seems like accidents waiting to happen.

Lastly, The current pandemic has proven statistically that senior care facilities pose a public health risk. Seniors are a high risk group, and seniors with health issues who would be residing and being treated in such a facility are an even higher risk group. Facilities such as the one being proposed for Solebury will endanger the entire population of Solebury as well as New Hope. These facilities have proven to be the single largest source of Covid spread across the country, throughout Pennsylvania, Philadelphia, the counties surrounding Philadelphia, and other townships in Buck's County. For the life of me, I cannot understand why Solebury would allow such a public health risk to be constructed anywhere in the township. The number 1 goal of all governments is to provide for the safety and wellness of its residents. I urge the Board of Supervisors to cancel the 8/12 Zoning Hearing Board meeting until the Board revisits the entire subject of senior care facilities in Solebury. Seniors wanting a facility like the one being proposed can drive to an adjacent township

like they always have. The health and wellness of all Solebury residents will be better off without such a facility. The greed of developers should not come before the safety and health of township residents.  
Thank you

The results of this submission may be viewed at:  
<https://www.soleburytp.org/node/16716/submission/3771>

**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of Elizabeth A. Beitel via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Tuesday, August 11, 2020 1:49 PM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Tuesday, August 11, 2020 - 1:48pm Submitted by anonymous user:  
2600:1002:b006:2abd:e519:9682:8a6e:90c2  
Submitted values are:

Name: Elizabeth A. Beitel  
Email Address: [REDACTED]  
Phone Number: [REDACTED]  
==Address==  
Street: [REDACTED]  
City: New Hope  
State: Pennsylvania

Committee, Board or Council: Board of Supervisors Agenda Item: Agreement of Sale for Rte. 202 Properties  
Comment:

We are long time residents of Solebury. My partner is a third generation resident farmer who has lived and farmed here his entire life.

We feel that the township has enough land and that the building on these properties or any property in Solebury should be controlled by zoning rules/codes. Solebury Township would also have to maintain the properties adding more expense. We rarely see people using the very expensive trail system. Does Solebury need to spend more money on purchasing and maintaining more property? If these properties on Route 202 were sensibly and legally developed, they would bring in more tax revenue. Wouldn't the strict township building codes prevent ugly development with too many people? Our taxes have crept up continuously to the point where we may eventually not be able to afford to live here anymore. We'd rather see our tax money dedicated to reducing the high taxes on our farms in order to make the farms affordable for farmers who farm for a living. Unnecessary tax spending creeps taxes up making it impossible for fixed income (seniors), middle and lower income residents (farm workers, essential workers, etc.) with small modest houses afford to live here.

Thank you for truly considering our points.  
Sincerely,  
Beth Beitel and Bill Short

The results of this submission may be viewed at:  
<https://www.soleburytwp.org/node/16716/submission/3761>

**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of Paul Cosdon via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Tuesday, August 11, 2020 1:31 PM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Tuesday, August 11, 2020 - 1:31pm Submitted by anonymous user: 108.36.128.41 Submitted values are:

**Name:** Paul Cosdon

**Email Address:** [REDACTED]

**Phone Number:** [REDACTED]

==Address==

**Street:** [REDACTED]

**City:** New Hope

**State:** Pennsylvania

**Committee, Board or Council:** Board of Supervisors Agenda Item: Route 202 Purchase

**Comment:**

Has anyone on the board reviewed the definition of Municipal Purpose in the zoning of the TNC?  
I have and I am scared if not from this board but of future ones

The results of this submission may be viewed at:

<https://www.soleburytp.org/node/16716/submission/3756>

**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of Martin & Kathy Meglasson via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Tuesday, August 11, 2020 1:08 PM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Tuesday, August 11, 2020 - 1:07pm Submitted by anonymous user: 193.37.253.46 Submitted values are:

**Name:** Martin & Kathy Meglasson

**Email Address:** [REDACTED]

==Address==

**Street:** [REDACTED]

**City:** New Hope

**State:** Pennsylvania

**Committee, Board or Council:** Board of Supervisors **Agenda Item:** Acquisition of Route 202 properties and easement

**Comment:** We are strongly supportive of the proposed acquisition of 2 properties and an easement on Route 202. This step would solve a host of problems could have occurred with development of these tracts of land, most notably the threat to the integrity of the watershed, the health of Aquetong creek, and the potential for added traffic on Route 202 which would aggravate existing runoff problem. For these reasons, we favor the proposal and commend the Board for considering the proposal.

The results of this submission may be viewed at:

<https://www.soleburytp.org/node/16716/submission/3751>

**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of James Matsoukas via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Tuesday, August 11, 2020 12:12 PM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Tuesday, August 11, 2020 - 12:11pm Submitted by anonymous user:  
2600:1000:b011:a188:48d1:c196:cfc3:9b20  
Submitted values are:

Name: James Matsoukas  
Email Address: [REDACTED]  
Phone Number: [REDACTED]  
==Address==  
Street: [REDACTED]  
City: New Hope  
State: Pennsylvania

Committee, Board or Council: Board of Supervisors Agenda Item: Agreement for Sale of Route 202 Properties  
Comment: Glad this is bring done. We need to take more control of development in the township. Thank you.

The results of this submission may be viewed at:  
<https://www.soleburytwp.org/node/16716/submission/3746>

**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of Susan Coleman via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Tuesday, August 11, 2020 11:59 AM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Tuesday, August 11, 2020 - 11:59am Submitted by anonymous user: 71.225.234.104 Submitted values are:

**Name:** Susan Coleman  
**Email Address:** [REDACTED]  
**Phone Number:** [REDACTED]  
==Address==  
**Street:** [REDACTED]  
**City:** New Hope  
**State:** Pennsylvania

**Committee, Board or Council:** Board of Supervisors Agenda Item: Agreement of Sale for Rte 202 Properties  
**Comment:**

My question is, "How will this purchase affect the taxpayers of Solebury Township? Will our taxes go up because of the loan needed to purchase these properties?"

Thanks!

The results of this submission may be viewed at:  
<https://www.soleburytp.org/node/16716/submission/3741>



**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of Pearl Mintzer via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Thursday, August 13, 2020 10:49 AM  
**To:** Catherine Cataldi  
**Subject:** Form submission from: Meeting Comments

Submitted on Thursday, August 13, 2020 - 10:48am Submitted by anonymous user:  
2601:44:0:91e0:98e5:3987:1f38:a40d  
Submitted values are:

**Name:** Pearl Mintzer  
**Email Address:** [REDACTED]  
**Phone Number:** [REDACTED]  
==Address==  
**Street:** [REDACTED]  
**City:** New Hope  
**State:**

**Committee, Board or Council:** Board of Supervisors Agenda Item: 202 Land Purchase  
**Comment:** There is absolutely no reason to buy an over priced piece of property with our money. Everyone is against this except the Supervisors. The entire Real Estate community is also very dubious about the inflated price you are paying. The reasons you outlined can be controlled in other ways. The cost to us is not just \$28. It's also for the maintenance and taxes. Since your treasury is way down this is an RX for higher taxes for us. 202 is becoming a ghost town. There are already too many large empty properties. We would rather see the property developed by creative professionals. This would also bring more money into the town coffers.

The results of this submission may be viewed at:  
<https://www.soleburytp.org/node/16716/submission/3796>

## Catherine Cataldi

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**From:** cmsmailer@civicplus.com on behalf of Charles Mintzer via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Thursday, August 13, 2020 10:58 AM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Thursday, August 13, 2020 - 10:57am Submitted by anonymous user: 73.13.64.237 Submitted values are:

**Name:** Charles Mintzer

**Email Address:** [REDACTED]

**Phone Number:** [REDACTED]

==Address==

**Street:** [REDACTED]

**City:** New Hope

**State:** Pennsylvania

**Committee, Board or Council:** Board of Supervisors Agenda Item: Aug 18th - 2 Parcel Intent to Purchase  
**Comment:**

I am not in favor of this purchase.

These properties have been available for more than a decade and no there has been no commercial interest. I have also been told by local realtors that the sale price is overpriced.

Saying that it will cost less because

there is only a 1% interest loan is not valid since the 2.35 million dollars cost is still over-priced.

This is also the wrong time to make such a purchase because of Covid. The 202 corridor is looking like a ghost town with all of the property bordering Solebury/New Hope that has been vacant for years. The land will lie empty and it will be a cost to the tax payers to maintain. I Would that the properties remain as is.

The results of this submission may be viewed at:

<https://www.soleburytp.org/node/16716/submission/3801>

**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of Philip Warden via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Thursday, August 13, 2020 11:49 AM  
**To:** Catherine Cataldi  
**Subject:** Form submission from: Meeting Comments

Submitted on Thursday, August 13, 2020 - 11:48am Submitted by anonymous user: 75.146.249.153 Submitted values are:

**Name:** Philip Warden

**Email Address:** [REDACTED]

==Address==

**Street:** [REDACTED]

**City:** New Hope

**State:** Pennsylvania

**Committee, Board or Council:** Board of Supervisors Agenda Item: Planned purchase of Rt202 land around the Diner

**Comment:** We do not support the purchase of the land surrounding the diner.

Please do not saddle us with this property in the Rt202 commercial district.

You have many other ways to control the development.

The results of this submission may be viewed at:

<https://www.soleburytp.org/node/16716/submission/3806>

**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of Robert Greenberg via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Thursday, August 13, 2020 12:32 PM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Thursday, August 13, 2020 - 12:31pm Submitted by anonymous user:  
2601:44:1:b240:a4e7:ad1c:1ef8:56c8  
Submitted values are:

**Name:** Robert Greenberg  
**Email Address:** [REDACTED]  
**Phone Number:** [REDACTED]  
==Address==  
**Street:** [REDACTED]  
**City:** NEW HOPE  
**State:** Pennsylvania

**Committee, Board or Council:** Board of Supervisors Agenda Item: Aquetong Land Purchase  
**Comment:** At a time when many residents are unemployed it is not prudent to borrow a large sum of money to buy one of the several vacant commercial properties along Route 202.

The results of this submission may be viewed at:  
<https://www.soleburytwp.org/node/16716/submission/3811>

**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of Robert Greenberg via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Thursday, August 13, 2020 12:32 PM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Thursday, August 13, 2020 - 12:31pm Submitted by anonymous user:  
2601:44:1:b240:a4e7:ad1c:1ef8:56c8  
Submitted values are:

**Name:** Robert Greenberg  
**Email Address:** [REDACTED]  
**Phone Number:** [REDACTED]  
==Address==  
**Street:** [REDACTED]  
**City:** NEW HOPE  
**State:** Pennsylvania

**Committee, Board or Council:** Board of Supervisors Agenda Item: Aquetong Land Purchase  
**Comment:** At a time when many residents are unemployed it is not prudent to borrow a large sum of money to buy one of the several vacant commercial properties along Route 202.

The results of this submission may be viewed at:  
<https://www.soleburytp.org/node/16716/submission/3811>

**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of Philip Warden via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Thursday, August 13, 2020 11:49 AM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Thursday, August 13, 2020 - 11:48am Submitted by anonymous user: 75.146.249.153 Submitted values are:

**Name:** Philip Warden

**Email Address:** [REDACTED]

==Address==

**Street:** [REDACTED]

**City:** New Hope

**State:** Pennsylvania

**Committee, Board or Council:** Board of Supervisors Agenda Item: Planned purchase of Rt202 land around the Diner

**Comment:** We do not support the purchase of the land surrounding the diner.  
Please do not saddle us with this property in the Rt202 commercial district.  
You have many other ways to control the development.

The results of this submission may be viewed at:  
<https://www.soleburytp.org/node/16716/submission/3806>

**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of Susan Kane via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Friday, August 14, 2020 9:22 AM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Friday, August 14, 2020 - 9:22am Submitted by anonymous user:  
2601:44:201:aac0:ac20:a68f:205b:c375  
Submitted values are:

Name: Susan Kane  
Email Address: [REDACTED]  
Phone Number: [REDACTED]  
==Address==  
Street: [REDACTED]  
City: New Hope  
State:

Committee, Board or Council: Parks & Recreation Board Agenda Item: \$2.35 million purchase  
Comment: Re: the \$2.35 million land purchase- that is way too much - I am opposed

The results of this submission may be viewed at:  
<https://www.soleburytwp.org/node/16716/submission/3816>

**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of Mary Claire Moyer via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Sunday, August 16, 2020 11:21 AM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Sunday, August 16, 2020 - 11:21am Submitted by anonymous user: 73.13.209.96 Submitted values are:

**Name:** Mary Claire Moyer

**Email Address:** [REDACTED]

**Phone Number:** [REDACTED]

==Address==

**Street:** [REDACTED]

**City:** New Hope

**State:** Pennsylvania

**Committee, Board or Council:** Board of Supervisors Agenda Item: Agreement of Sale for Rte. 202 Properties  
**Comment:** You have my full support for this purchase. Let's try to control development along 202, please.

The results of this submission may be viewed at:  
<https://www.soleburytp.org/node/16716/submission/3821>



**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of Carole Martin via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Sunday, August 16, 2020 1:41 PM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Sunday, August 16, 2020 - 1:41pm Submitted by anonymous user:  
2601:44:1:eb10:d022:cf92:7ec6:6bf5  
Submitted values are:

**Name:** Carole Martin

**Email Address:** [REDACTED]

==Address==

**Street:** [REDACTED]

**City:** Solebury

**State:** Pennsylvania

**Committee, Board or Council:** Land Preservation Committee Agenda Item: Land purchase, 202 - 12 acre property

**Comment:** Solebury Township should not purchase this property. I believe it best serves the residents and tax payers if left to be purchased on the open market, thus being a tax producing parcel vs. a tax burden.

The results of this submission may be viewed at:

<https://www.soleburytwp.org/node/16716/submission/3826>

**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of David F Martin via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Sunday, August 16, 2020 1:44 PM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Sunday, August 16, 2020 - 1:44pm Submitted by anonymous user:  
2601:44:1:eb10:9cdd:ba7c:4fdc:1196  
Submitted values are:

**Name:** David F Martin

**Email Address:** [REDACTED]

==Address==

**Street:** [REDACTED]

**City:** Solebury

**State:** Pennsylvania

**Committee, Board or Council:** Board of Supervisors Agenda Item: Public Comment on 202 Land Purchase Comment:

I oppose this purchase. I do not support the township purchasing a property simply to keep it from being developed. What is the point of purchasing it so that it sits there unused?

Conservancy is different--an easement is purchased to maintain the natural beauty and open space of our region, but the property remains privately owned, with the owners enjoying the use, and bearing the responsibility of maintaining, the property.

We taxpayers will not only have to bear the cost of purchasing this 202 property, but of improving/maintaining it (unless the township means to leave it as it is--paved over with weeds growing through the cracks). The cost may be minimal per taxpayer, but keep in mind that many of us are on fixed incomes, the cost of living is rising (food prices), and some residents are surely unemployed right now.

Purchasing this property during this economic downturn is not acting responsibly toward your constituents, especially since there is no good reason for purchasing it.

Let the free market determine how the property should be used, instead of the government determining what's "best" for us. There are already enough safeguards in place to keep development in line with the character of our township (zoning, township approvals, etc.)

This seems to be a decision you have already made, so the solicitation of public comment seems disingenuous.

The results of this submission may be viewed at:

<https://www.soleburytpw.org/node/16716/submission/3831>

**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of Alyssa Devlin via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Sunday, August 16, 2020 9:25 PM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Sunday, August 16, 2020 - 9:24pm Submitted by anonymous user:  
2601:44:203:3e20:b120:4cec:5fd8:2573  
Submitted values are:

**Name:** Alyssa Devlin  
**Email Address:** [REDACTED]  
**Phone Number:** [REDACTED]  
**==Address==**  
**Street:** [REDACTED]  
**City:** Doylestown  
**State:** Pennsylvania

**Committee, Board or Council:** Board of Supervisors Agenda Item: Purchase of the 'Flea Market Property'  
August 18th meeting

**Comment:**

Dear members of the Board of Supervisors, Our reasons for supporting the Supervisors' plan to purchase TMP Nos.

41-022-135-001 & 41-022-137 are manifold. Not only are these sites at risk for excessive commercialization which could threaten the character of our community, but that particular stretch of road is already congested and subject to dangerous traffic conditions.

The interest rate at which the township would be borrowing is so favorable that the investment is practically ensured to be sound. While a sell-off of this land to commercial interests might offer some benefit of tax revenue, we believe that any such income would quickly be depleted by infrastructure strains as well as aesthetic degradation. Preserving open space within the Township is an investment that continuously offers returns that do not depreciate or expire.

Another reason we support this plan is that the Supervisors indicated a possibility for easing the danger that is currently posed at the Reeder Road intersection. As it stands now, the split lanes of 202's southbound traffic converge just before the Reeder Rd. junction. Complicating matters, there are driveways opposite.

It is regularly the case that southbound cars speed to merge into a single lane just at the point where left hand turns onto Reeder Road take place.

This forces drivers, traveling at unsafe speeds, to utilize the shoulder while passing the turning car, which, consequently, poses a grave danger to residents attempting egress from their driveways. It becomes something like a Rube Goldberg Contraption for Catastrophe. As residents who utilize these driveways, and who bear witness to the all-too-frequent screeching of brakes and blaring of horns, we feel ameliorating this situation will only grow more necessary as the population in our region increases.

Because of these varying elements of congestion, distraction, and poor design, it also becomes unsafe to attempt to enter any of these driveways from either direction, make right-hand turns onto Reeder Road while traveling northbound, or to simply take out the trash. Some form of remediation has long been necessary at

this intersection and if the purchase of these tracts does anything to further that pursuit, then it will be a benefit to anyone who utilizes this section of 202.

We firmly believe that the long term interests of the township are served well by strictly and communally controlling how or whether these two plots get developed. We are grateful for the opportunity to comment and appreciative of the Township Supervisors' forward-thinking in this matter.

Sincerely,

Alyssa Devlin & Jonathan Huss 3299 Aquetong Rd, Doylestown, Pa, Barbara Devlin 6475 Lower York Rd. New Hope, Pa, Jobert Abueva 6465 Lower York Rd., New Hope, Pa

The results of this submission may be viewed at:

<https://www.soleburytp.org/node/16716/submission/3836>

**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of Miriam and Jeff Tucker via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Monday, August 17, 2020 9:59 AM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Monday, August 17, 2020 - 9:58am Submitted by anonymous user:  
2601:44:203:2fb0:58a2:5ec:e4fa:717b  
Submitted values are:

**Name:** Miriam and Jeff Tucker

**Email Address:** [REDACTED]

**Phone Number:** [REDACTED]

==Address==

**Street:** [REDACTED]

**City:** New Hope

**State:** Pennsylvania

**Committee, Board or Council:** Board of Supervisors Agenda Item: Agreement of Sale for Rte. 202 Properties August 18

**Comment:** We wholly support the Board's intent and its purposes in acquiring the "flea market property" (Tax Map Parcel #41-022-135-001; approximately 11.5 acres) and the property on the southeast corner of Route 202 and Reeder Road (Tax Map Parcel #41-022-137; approximately 1.1 acres), along with obtaining the easement.

The results of this submission may be viewed at:  
<https://www.soleburytp.org/node/16716/submission/3841>

**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of Curt Shreiner via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Monday, August 17, 2020 11:40 AM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Monday, August 17, 2020 - 11:39am Submitted by anonymous user:  
2601:44:0:9f42:1166:e21c:1779:be8a

Submitted values are:

**Name:** Curt Shreiner

**Email Address:** [REDACTED]

**Phone Number:** [REDACTED]

==Address==

**Street:** [REDACTED]

**City:** Solebury

**State:** Pennsylvania

**Committee, Board or Council:** Board of Supervisors **Agenda Item:** Resolution for Purchase of Lower York Road Properties

**Comment:** I oppose the purchase of these properties. I'm not convinced we want or can afford to invest here without further planning or considering more creative options.

The results of this submission may be viewed at:

<https://www.soleburytp.org/node/16716/submission/3846>

**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of Denise Frost via Solebury PA  
<cmsmailer@civicplus.com>  
**Sent:** Monday, August 17, 2020 11:43 AM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Monday, August 17, 2020 - 11:43am Submitted by anonymous user:  
2601:44:0:9f42:1166:e21c:1779:be8a

Submitted values are:

Name: Denise Frost

Email Address: [REDACTED]

==Address==

Street: [REDACTED]

City: Solebury

State: Pennsylvania

Committee, Board or Council: Board of Supervisors Agenda Item: Resolution for Purchase of Lower York Road Properties

Comment: I oppose this resolution. I don't think the purchase of these properties is an appropriate use of taxpayer resources.

The results of this submission may be viewed at:

<https://www.soleburytwp.org/node/16716/submission/3851>

**Catherine Cataldi**

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**From:** cmsmailer@civicplus.com on behalf of Robin Karman and Keith David via Solebury PA <cmsmailer@civicplus.com>  
**Sent:** Tuesday, August 18, 2020 2:25 PM  
**To:** Solebury Townsh.  
**Subject:** Form submission from: Meeting Comments

Submitted on Tuesday, August 18, 2020 - 2:24pm Submitted by anonymous user:  
2601:44:80:330:7954:8c14:4b51:97c0  
Submitted values are:

**Name:** Robin Karman and Keith David

**Email Address:** [REDACTED]

**Phone Number:** [REDACTED]

==Address==

**Street:** [REDACTED]

**City:** New Hope

**State:** Pennsylvania

**Committee, Board or Council:** Board of Supervisors Agenda Item: 830 1795 7881

**Comment:**

We are two of the adjoining property owners.

We have also submitted our questions by mail.

We have 4 questions regarding this possible purchase:

- 1). Will your development of this property be solely for park and trail use or are you also planning to build a 202 bypass to Logan Square through the property?
- 2). Will there be any changes made to our current 202 traffic light that is on our access road and currently provides us with safe turns onto 202?
- 3). Will all proposed future property development plans be made available to all adjoining property owners?
- 4). What impact will this purchase (and future development) have on our properties... tax parcels 138, 138-1, and 140... and on our original Deeded Right of Way (with current traffic light)?

Thank you.

Robin Karman and Keith David

The results of this submission may be viewed at:

<https://www.soleburytwp.org/node/16716/submission/3856>



Topic: Agreement of Sale for the Purchase of TMP Nos. 41-022-135-001 & 41-022-137

Public Comment – Zoom Chat Feature:

- Chuck Mintzer: There are only 41 people attending the meeting. The decision to purchase the properties should be made after a number of meetings and not tonight when so few people are attending. I believe you had only one meeting prior. Too few a time to make such an important decision.
- Chris Gormley: Based on the Audio Difficulties this evening, I will list our basic questions.
  - 1- The 202 Corridor Plan was discussed earlier; why was this commercial site selected for land preservation and have these 11 acres been replaced elsewhere within the revised Masterplan?
  - 2- What are the plans for the future Use of these parcels after land preservation?
  - 3- The Township has posted the appraisal values for these parcels and also posted the suggested purchase price, which is approximately 26% less than the appraised value. Did the township receive more than one appraisal, and can the BOS explain the criteria and data metrics that were considered in establishing this purchase price?
- Peseskiandassociates@gmail.com: Are questions submitted regarding this transaction going to be discussed?
- Susan Olinger: But what do you intend to do with the property?
- Kevin Campbell: How is the tax burden amount of a typical household determined?
- Greg Kellie: Gee, how awful, there are varying opinions!
- John J. Capriotti: Are any of those people supporting this acquisition (community feedback) as described in this meeting?
- Greg Kellie: Were the survey results ever published. Rural Character does not exist on a main thoroughfare.
- Greg Kellie: ...Rural...
- Kathy Sberna: I'm interested to see the referendum on the conservation that allows the BOS to purchase properties outright and not just an easement. Perhaps the BOS should just purchase an easement on the property at just a fraction of the cost.
- Kevin Campbell: How much taxable income will be lost to the township and school annually upon the township purchasing the land?
- Kristine Quinby: I am just now hearing about this purchase. What public notification was given on the intention of this action?
- Greg Kellie: Not one person thought this was a good idea in the comments section of his face book post, exponentially that would assume that no one wants this as there was not one positive comment. They have defined the but not this piece of property.
- Greg Kellie: Defined their objectives but this piece of property I not the right choice.
- Kristine Quinby: When is the opportunity for public comment on this purchase?
- Peseskiandassociates@gmail.com: The 202-plan presented was entirely misleading, so the feedback was to be expected. Buying all commercial land along the corridor is not the only solution.
- Greg Kellie: How did they determine their offer to buy this property? Go back to the table and change your offer.
- Susan Olinger: Sorry, but you don't get to blame anyone else.
- Greg Kellie: What do you mean Susan?
- Susan Olinger: He's blaming previous supervisors.
- Greg Kellie: Maybe change it over the years, that's a big maybe!

- Kevin Campbell: If a developer purchased this property what is the potential ratable income for the township and school that could help offset the ever-increasing financial tax burden to Solebury residents?
- Peseskiandassociates@gmail.com: This owner has been marketing the property for 5 years - no rush
- Greg Kellie: The property has not had interest in 19 years.
- Kevin Campbell: 202 is a state road. Solebury has no jurisdiction for design of the Reeder road intersection.
- Greg Kellie: Bravo Kevin
- Kathy Sberna: Can those emails be made public?
- Kathy Sberna: Let the other guy buy the property and enforce the existing code
- Pearl Mintzer: The real estate values are always impacted by the shopping street. Ours looks like a ghost town with many empty large plots. We already own Ingham Springs. We do NOT need lots of parks that we do not use. Everyone I know resents this and feels there is no value to buying it. Buying all this property is not necessary.
- Peseskiandassociates@gmail.com: who paid for the appraisals
- Greg Kellie: No, you can make offers on properties that may not be for sale by writing a letter to the owner expressing interest.
- Pearl Mintzer: the entire real estate community is very dubious about the price. It's enormously over priced.
- Peseskiandassociates@gmail.com: Five properties along that corridor have been for sale for years
- Kevin Campbell: If getting additional appraisals lowered the purchase price wouldn't it be worth it.
- Dan Dupont: If you don't have a solid plan for what it can be used for, what is the realm of the possible? The referendum language is broad but not that broad -- what is a cultural use? Can you sell this property for commercial use?
- Greg Kellie: They are stepping up to help you, they are saying do not buy this particular property, that's how we are helping you
- Pearl Mintzer: Why do we need to pay to buy so much property? Almost nobody approves.
- John J. Capriotti: Along those lines what is the worst case scenario if you don't purchase this property and how likely is that possibility?
- Peseskiandassociates@gmail.com: Supervisors asked for question - why are you not reviewing these questions?
- Pearl Mintzer: Totally agree with Paul as does everyone else I know who pays taxes in Solebury.
- Susan Olinger: I agree with Paul.
- Peter: Please clarify what land uses are anticipated and how are those uses consistent with the 202 corridor plan? Was the purchase evaluated with regard to the social, environmental and economic trade-offs? How were the benefits of purchasing this property calculated in comparison to other likely uses for these same funds? I am skeptical that the benefits are as significant as stated as there is no quantitative supporting analysis. I urge delaying the purchase until a more complete analysis is completed in a manner consistent with sustainable development principles and consideration of appropriate uses along Route 202.
- Kathy Sberna: Thank you Paul Cosdon! I agree 100%
- k iPad: sewage treatment plant???
- k iPad: they're going to. rent out??
- Kathy Sberna: The township is now going to be a landlord? What is the liability with that?

- Dan Dupont: Please run this meeting in accordance with some semblance of rules. Mr. Cosdon had his say, with no time limit -- he should not be allowed to cut others off
- Kevin Campbell: Is Solebury prepared to be a landlord for the tenant of this property? Are we insured to be a landlord?
- k iPad: previous plans show a major 202 bypass on that road... what about that?
- Pearl Mintzer: good commercial property is MUCH more valuable to the people than empty land and parks.
- k iPad: Previous plans on that property show a major 202 bypass to Logan square. what about that?
- Peseskiandassociates@gmail.com: Why are the supvs not addressing the questions submitted
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- Kevin Campbell: Is there potential for additional active recreation sports fields at this location? Seems like a great location.
- Chris Gormley: I request that the BOS delay this "Resolution to Purchase" until the community can be informed about how this reduction of commercial parcels is represented in the revised Master Plan. In the past, our Township has had a large attendance at meetings that have requested changes to commercial parcels and the specific Uses requesting approval. Several of previous commercial projects have spent months or years working with the township and the community value concerns. In my opinion, the use of land preservation funds to re-zone and purchase commercial parcels has only progressed at this rapid pace, based on the township leveraging the lack of audience and availability in virtual Zoom approval.  
Again we request that the BOS Delay this decision until the residents can physically attend a future meeting to address the several questions generated by this Small audience and understand how these acres fit into the Revised Master Plan. What are the next steps necessary for residents the do not approve this purchase?
- Greg Kellie: Why don't you address every comment?
- Peseskiandassociates@gmail.com: offers do not constitute value
- Kristine Quinby: So is the purpose to purchase this property to prevent someone else from purchasing it?
- k iPad: you guarantee there will not be a sewage plant put in there??
- Peseskiandassociates@gmail.com: This is sounding worse by the minute - needs to be discussed more openly / broadly
- k iPad: I'm worried about that now... please explain
- Paul Cosdon: Does anyone remember what happened the last time the township got involved in real estate? Now Solebury Park .. A complete travesty as the township could not rid itself of the houses and had to sell them at a cost far below what we paid for them.
- Peseskiandassociates@gmail.com: Reder road property is a rental property - what happens going forward
- Paul Cosdon: But Mark you cannot speak for future boards.
- Tom Cannon: This would lower the commercial development –
- Chris Gormley: several folks are trying to dial into this meeting and are waiting in the lobby? Solebury Residents can not join ?
- Tom Cannon: less development the better
- k iPad: oh boy... now it's getting evasive. you are not ruling out a sewage treatment plant!! this is worrisome!!

- Tom Cannon: saving several hy
- Barbara Zietchick: May I comment verbally?
- Tom Cannon: saving hundreds of feet stream front
- Peter: My concern is that once the purchase occurs, most future uses are precluded, which may be more valued in a 202 corridor plan.
- k iPad: table it... until we are assured this will only be open space!!!
- Franks Phone: with so much residential land available in Solebury why are we focused on this property and do you think that this proposal scares off any potential buyer since they would need to go up against Solebury and their permitting and variance permissions
- Chris Gormley to Solebury Township (Privately): why are residents, stuck in a zoom,, Lobby? they are trying to join  
Solebury Township to Chris Gormley (Privately): I do not have anyone waiting.  
Solebury Township to Chris Gormley (Privately): Who is saying they are in zoom lobby?
- Helen Tai: It seems like there are pros and cons, but there are a lot of questions that haven't been addressed. I urge you to postpone and not rush into this decision.
- Paul Cosdon: Solebury Park was purchased with open space funds and then was resold. 3 Parcels now exist. Two houses and the park. The houses were sold at auction by the township at a loss.
- Peter: I agree with Helen.
- Dan Dupont: Mr. Cosdon is correct -- Solebury Park should be a vibrant, active-recreation space with fields and other options for all residents. Instead, it sits there not being used for the purposes for which it was purchased with taxpayer funding.
- Tom Cannon: no demand for new stores
- Kevin Campbell: It sounds as though the Township has not adequately done their homework on the purchase of this property. I believe additional time should be taken to thoroughly investigate the property, its potential uses and determine what the Townships finite intention is for the purchase of the land.
- Peter: A sustainable approach should consider impacts like making people drive further for routine needs.
- Robert Greenberg: Spending a very significant sum to purchase a property in a commercial area without a plan on what you want to do with it is not sensible. Nobody would do this with their own money
- Chris Gormley: The resident's comments are not complicated, the intentions of the BOS must be more transparent. Kevin mentioned there are bidders on this parcel, so how is the township the best and highest use? Who are the other bidders and how does this impact the 202 Corridor.
- Gayle Goodman: Sorry to disagree, but one of the reasons we picked Solebury was the LACK of large scale retail
- Kevin Campbell: Did you prepare the plan last year in order to create hysteria this year to garner support for this purchase?

21:18:16 From Pearl Mintzer : This sounds like Solebury's version of The Green New Deal

21:18:44 From Kevin Campbell : I have yet to see or hear any support for this purchase during this meeting.

21:20:23 From Pearl Mintzer : they are ramming it through

21:20:23 From dean : What is the hurry to push this through? With this much opposition, it makes sense to shelve this proposal for the immediate future.

21:20:51 From Susan Olinger : Supervisors, this is not the slam dunk you thought it would be, so table this.

21:20:58 From Paul Cosdon : The meeting that 200 people attended was the proposed WAWA at 202 not the Logan Square development with the clock.

21:24:28 From Kristine Quinby : I think that the use of it should be a zoning question and not a reason to purchase it. I also think that before the township purchases it, there should be a community approved plan.

21:26:11 From Paul Cosdon : Please look up the definition of MUNICIPAL USES in the township code. It is definitely in the referendum.

21:29:31 From k iPad : township code says municipal uses include sewage treatment plant???

21:29:43 From k iPad : I'm worried about this, sorry.

21:29:51 From dean : I think that comparing a track of land to Route 202 in Solebury becoming 611 is a bit overstated.

21:30:42 From k iPad : and just like that... 😞

21:31:06 From Kevin Campbell : You just jammed this purchase down our throats. Unbelievable!!!

21:31:30 From Susan Olinger : Get used to it. Next will be high density housing.

21:31:32 From Barbara Zietchick to Solebury Township(Privately) : Thank you for your dedication and sticking to your proposal.

21:31:59 From Dan Dupont : Good. We need more middle-income housing for teachers and others who work here but can't afford to live here. I wish this property could be used for that.

21:33:40 From Barbara Zietchick to Solebury Township(Privately) : That is a problem in Solebury. A friend of mine moved north on route 32.

21:35:04 From Kevin Campbell : Make sure you do your due diligence on the property during your inspection. You don't want to purchase a potentially contaminated property.

21:35:07 From Chris Gormley : How can the residents get a copy of the comments posted during this meeting and video of this meeting? Also, what is the timing for the BOS to make these items available?

21:35:54 From Solebury Township to Barbara Zietchick(Privately) : Just so you know your comments are only coming to me. you don't have them to everyone.

21:36:23 From John Francis : You can save the chat in the app.

21:36:53 From Barbara Zietchick to Solebury Township(Privately) : Thanks John.

21:37:07 From dean : Don't worry, they have plenty of taxpayer money to take care of any contamination on the land.

21:38:27 From Barbara Zietchick to Solebury Township(Privately) : An interesting suggestion; has the property always been vacant?

21:38:54 From Solebury Township : The Video will be posted to the website tomorrow. I do my best to have it posted in the morning but this will take a little longer due to the length and time it will take to time stamp.

21:42:25 From Kevin Campbell : How is it that every person except one in this meeting were against the purchase of this property yet you still vote to purchase the property anyway. Kevin M I guess you really don't care about the publics opinion like often say is very important.

DEP Code No.

## RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (~~COMMISSIONERS~~) (~~COUNCILMEN~~) of SOLEBURY  
(TOWNSHIP) (~~BOROUGH~~) (~~CITY~~), BUCKS COUNTY, PENNSYLVANIA (hereinafter "the municipality").


**WHEREAS** Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

**WHEREAS** Solebury School has proposed the development of a parcel of land identified as  
land developer  
Wastewater Treatment Facility/Disposal System, and described in the attached Sewage Facilities Planning Module, and  
name of subdivision

proposes that such subdivision be served by: (check all that apply),  sewer tap-ins,  sewer extension,  new treatment facility,  individual onlot systems,  community onlot systems,  spray irrigation,  retaining tanks,  other, (please specify) \_\_\_\_\_

**WHEREAS**, Solebury Township finds that the subdivision described in the attached  
municipality  
Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

**NOW, THEREFORE, BE IT RESOLVED** that the (Supervisors) (~~Commissioners~~) (~~Councilmen~~) of the (Township) (~~Borough~~) (~~City~~) of Solebury Township hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

, Secretary, SOLEBURY  
(Signature)

Township Board of Supervisors (~~Borough Council~~) (~~City Councilmen~~), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # 2020-111, adopted, August 18, 2020.

Municipal Address:

3092 Sugas Road  
PO Box 139  
Solebury Township, PA 18963  
Telephone 215-297-5656

*Seal of  
Governing Body*