

**SOLEBURY TOWNSHIP BOARD OF SUPERVISORS**

November 21, 2017 – 7:00 P.M.

**Solebury Township Hall**

**MINUTES**

Attendance: Kevin Morrissey, Chair, Helen Tai, Vice-Chair, Mark Baum Baicker, Paul Cosdon, Noel Barrett, Michele Blood, Finance Director / Treasurer, and Catherine Cataldi, Administrative Assistant. Jordan B. Yeager, Solicitor and C. Robert Wynn were also in attendance  
Absent: Dennis H. Carney, Township Manager/Secretary

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

Audio recording device was then turned on.

**II. Approval of Bills Payable**

**Res. 2017-159 – Upon a motion by Mr. Cosdon, seconded by Mr. Baum Baicker, the list of Bills Payable dated November 16, 2017 was unanimously approved as prepared and posted.**

**III. Approval of Minutes – October 4, 2017 DEP-NHCS Meeting and November 9, 2017 Budget Session Meeting**

**Res. 2017-160 – Upon a motion by Ms. Tai, seconded by Mr. Cosdon, the Minutes of the October 4, 2017 DEP-NHCS meeting were unanimously approved.**

**Res. 2017-161 – Upon a motion by Ms. Tai, seconded by Mr. Baum Baicker, the Minutes of the November 9, 2017 budget session meeting were unanimously approved.**

**IV. Announcements/Resignations/Appointments**

- The Board announced an executive session on November 21, 2017, dealing with personnel issues and litigation pending for Zoning Hearing Board.

**V. Supervisors Comment**

- Mr. Morrissey announced the change in the order of the Agenda. New Business: Item A. HARB – Mr. & Mrs. Dovan – Certificate of Appropriateness, as well as, Subdivision/Land Development: Item A. Preliminary/Final Land Development (Carversville Farm Foundation, 6127 Mechanicsville Road, TMP # 41-1-29, 41-1-29-1, and 41-1-29-2) were both moved up after public comment.
- Mr. Cosdon announced the availability of Deer Management Assistant Program (DMAP) permits for registered hunters in Solebury Township. This program is to help Solebury Township decrease the deer population from 147 deer per square mile to 25 deer per square mile. Perhaps eliminating many auto mobile accidents caused by deer.
- Mr. Baum Baicker expressed his concern about fracking in Solebury Township by commenting the following:

"One of the issues I find most important as we move forward is that in Solebury we have no part of fracking and that fracking has no part of us. I mentioned at one of the recent meetings that the Delaware River Basin commission is actively considering a fracking ban within the basin but apparently would allow a waste water storage disposal and discharge. We have remand in contact with the Delaware River keeper network to monitor all pertinent developments. At this time neither the Commonwealth of Pennsylvania nor the Delaware River Basin Commission has conducted a comprehensive assessment of the long-term impact of fracking and related activities on the water on the Delaware River Basin. The states of New York and Maryland have conducted such studies and have banned High volume fracking and all fracking respectively. Given the state of this most serious threat to our environment and to our collective health at our next board meeting I will be introducing a resolution calling on the Delaware River Basin Commission to enact a ban on fracking and related activities including waste water processing, storage, and discharge throughout the basin."

## **VI. Public Comment**

- Daniel Gramkee expressed concern regarding a squatter that has taken residence in Solebury Township. This has caused the neighborhood to be on a heightened awareness of their surroundings and every day aspects of life. Just in case others are going through a similar situation Mr. Gramkee shared steps the neighborhood was taking: 1) Mail is being held and picked up at the post office; 2) lights are being left on 24 hours a day; and 3) everyone is being more observant. Mr. Gramkee is asking for any suggestions or advice from anyone that has experienced the same type of situation.

Township Resident inquired if the address of the property could be put in the minutes.

Mr. Yeager advised that the Township has encouraged those with public comment to not disclose their addresses due to the meetings being publicly available online. He is unable to give legal advice for individual consequences to those residents that choose to disclose private information.

The residents chose to disclose that the property is located on N. Sungan Road.

Mr. Yeager and Mr. Morrissey advised Mr. Gramkee that the Township is aware of the situation and that the police are involved and addressing the situation.

Mr. Morrissey advised that any other residents who may experience a similar situation to contact the Township and the Police Department.

- Kevin Campbell expressed concern with how the Shared Services between Solebury and New Hope were handled. The Park & Recreation Committee was not consulted for advice and involvement. Asked that Solebury Township work on this with New Hope and settle this quickly as to not destroy the active sport programs. It is important to have a productive, positive place for the resident kids to go.
- Marcus Elizondo expressed similar concerns as Mr. Campbell. It is hard to get enough participants needed to form teams. This could jeopardize these numbers even more. Mr. Elizondo has spoken to some New Hope parents to speak with New Hope Borough.

## VII. Presentation

### Solebury Township Farm Committee

Mr. Morrissey opened the presentation. Mr. Morrissey commented that one of the primary reasons Solebury is such a special place to live is the diversity of lifestyles. This includes the farms throughout the Township. For some time there has been a feeling that farms in Solebury are waning. If Solebury Township loses farms then it will remove a special feature from the Township. The farm committee was established last year to address this issue. The seven (7) members of the committee have worked to design programs to assist the community to maintain this important part of Solebury's heritage as well as its future.

Tim Luccaro, Chair and Ron Moule, Vice-Chair presented a power point presentation on the Farm Committee's Strategic Plan (copy of which is attached).

The purpose of the presentation was to:

- Clarify the importance of farming and agricultural production in the Township.
- Share the mission, objectives and strategic plan of the Farm Committee.
- Convey primary issues and concerns of Solebury Farm Community.
- Formally obtain the Supervisor's public support for the Farm Committee's work and feedback on strategic plan.

Ms. Tai agreed that the Police and the Public should be educated on the laws and benefits of farms. She also expressed mixed feelings for the use of structures such as high tunnels. While high tunnels extend the season, which is important for the economic viability of a farm, they also are an eyesore. She asked the farm committee to consider how best to strike a balance when making recommendation on these types of structures.

Mr. Morrissey encouraged the idea of a Farm Liaison within the Police department.

Barb Zietchick inquired if there are internships for student farmers. The Farm Committee is open to internships.

Mr. Baum Baicker inquired if they can set up a program for kids in the city not just Solebury and Bucks County. The Farm Committee is interested in researching this more.

**Res. 2017-162 – Upon a motion by Ms. Tai, seconded by Mr. Morrissey, the Board gave support for the Farm Committee's Work and Strategic Plan and encouragement for them to continue with detailed planning was unanimously approved.**

## VIII. Public Hearing

## IX. Old Business

## X. New Business

HARB – Mr. & Mrs. Dovan – Certificate of Appropriateness  
(Wayne & Julie Dovan, 3770 Aquetong Rd, Carversville, PA, TMP # 41-4-44)

On November 6, 2017, HARB had considered the application. Upon a motion by Nancy Ruddle, seconded by Scott Minnucci, it was agreed for HARB to recommend issuance of a Certificate of Appropriateness to TMP # 41-4-44, 3770 Aquetong Road, for the renovation of the existing barn per architectural drawing prepared by Ellen C. Happ, AIA; a letter dated October 10, 2017 from the contractor, Alpha Genesis; and an addendum letter dated October 10, 2017 from the contractor, Alpha Genesis.

**Res. 2017-163 – Upon a motion by Mr. Barrett, seconded by Ms. Tai, the Certificate of Appropriateness for Wayne and Julie Dovan, 3770 Aquetong Rd, Carversville, PA, TMP # 41-4-44 was unanimously approved.**

HARB – RRIK – Public Notice Ordinance – Authorization to Adopt

The proposed Ordinance is amending Chapter 1, Part 6 of the Solebury Township Code of Ordinances regarding Public Notice.

Amendment to Chapter 1, Part 6 of the Township’s Code of Ordinances:

- I. Add the following to Section 1-601:
  2. This part shall not apply to any application to the Solebury Township Historic and Architectural Review Board that the Township determines qualifies as an in-kind repair or in-kind replacement, as defined by Section 11-202 of the Township’s Code of Ordinances.

Mr. Cosdon congratulated HARB on completing the Repair and Replacement In-Kind.

Mr. Barrett expressed his gratitude that the Repair and Replacement In-Kind Ordinances were adopted.

Ms. Tai thanked HARB for getting the RRIK Process implemented.

**Res. 2017-164 – Upon a motion by Mr. Barrett, seconded by Mr. Cosdon, the HARB Repair and Replacement In – Kind Public Notice Ordinance was unanimously adopted.**

HARB – RRIK – Review Process Ordinance – Authorization to Adopt

The proposed Ordinance is amending Chapter 11 of the Solebury Township Code of Ordinances to Create a Streamlined Review Process for In-Kind Repair and In-Kind Replacement Projects in Township Historic District.

Outline of Amendments to Chapter 11 of the Township’s Code of Ordinances:

- I. ADD a new Part 2 to Chapter 11 of the Township’s Code of Ordinances as follows:
  - Part 2. Fast-Track Procedures for In-Kind Repairs and In-Kind Replacements
  - Section 11-201. Purpose
  - Section 11-202. Definitions and Examples
  - Section 11-203. Fast-Trak Process for In-Kind Repairs or In-Kind Replacements
- II. Amend the Title of Part I of Chapter 11 of the Township’s Code of Ordinances to add “and Standard HARB Review Procedures” after “Historic Districts and Standard HARB Review Procedures.”
- III. Amend existing Section 11-109 as follows:
  - A. Designate all existing language in Section 11-109 as 11-109.A.
  - B. ADD the following as Section 11-109.B.:

- B. Exemption from Meeting Requirements. This section shall not apply to any application that the Township, in accordance with Part II, determines is an in-kind repair or in-kind replacement project.

Mr. Yeager announced a clarification to the Ordinance that was posted online. Under Section 11-203, F. 2. ADD: If the project does not qualify as a RRIK, the HARB reviewers shall inform the Applicant that the Applicant must follow the standard HARB process under Chapter 11, Part I of the Township's Ordinances.

**Res. 2017-165 – Upon a motion by Ms. Tai, seconded by Mr. Baum Baicker, HARB Repair and Replacement In – Kind Review Process Ordinance was unanimously adopted.**

Omnibus Ordinance – Authorization to Advertise

This was removed from the agenda.

2018 Board of Supervisors Meeting Dates

The Board reviewed the dates for the Board of Supervisors Meetings for 2018.

Ms. Tai recommended moving the December date to December 11, 2018 since the meeting date in December has been moved up the last two years.

**Res. 2017-166 – Upon a motion by Ms. Tai, seconded by Mr. Baum Baicker, the 2018 Board of Supervisors meeting dates were unanimously approved.**

**XI. Subdivisions/Land Developments**

Preliminary/Final Land Development (Carversville Farm Foundation, 6127 Mechanicsville Road, TMP # 41-1-29, 41-1-29-1, and 41-1-29-2)

The proposed improvements for this project will be located on Lot # 2 (41-1-29-1) and Lot # 3 (41-1-29-2). Access to both lots is proposed via Lot #1 (41-1-29).

Lot #2 improvements will include two (2) high tunnel structures (6,000 sf each), a greenhouse (6,780 sf), an equipment storage building (10,528 sf), an equipment wash pad (640 sf), as well as associated gravel driveways and stormwater management controls.

Lot #3 improvements include a dairy, goat, sheep and hay housing building with a milking parlor (17,693 sf), a previous barn yard (7,750 sf), a livestock building for housing beef cattle and manure composting (4,123 sf), a swine barn (3,960 sf), as well as associated gravel driveways and stormwater management controls.

Those in attendance representing Carversville Farm Foundation:

Robert Glundlach, Council, Tony D'Orazio, sponsor of Carversville Farm, and Ron Moule, Farm Manager

Mr. Cosdon inquired about Carversville Farm's plan to keep livestock out of the streams.

Mr. Moule addressed Mr. Cosdon's question. Carversville farm property is protected by an eight (8) foot fence to contain the livestock. The livestock are also fenced in grazing areas within the borders using portable electronic fencing. The animals are not permitted access to areas outside the confined paddocks.

Mr. Cosdon inquired about the estimated amount of water that will be used daily. Mr. Moule stated the farm does have two wells on the property, a class one and a class two well. The water usage will be approximately several hundred of gallons a day and is limited to these wells.

Mr. Cosdon asked Mr. Wynn if the water usage will affect ground water of surrounding neighbors. Mr. Wynn answered that Carversville Farm Foundation is not proposing to exceed the capacity of the existing well so it should not affect the neighboring properties.

Mr. Yeager asked if Mr. Glundlach is in agreement of the conditions set forth in the letters on behalf of the applicant, Carversville Farm Foundation. Mr. Glundlach replied yes and clarified that the Zoning letter was supplemented confirming compliance with part 26 and that the other letter of compliance is the C. Robert Wynn Associates, Inc. review letter dated November 8, 2017.

**Res. 2017-167 – Upon a motion by Mr. Barrett, seconded by Ms. Tai, the requested waiver of land development process and the waiver of the Stormwater Management Ordinance as cited in the C. Robert Wynn Associates, Inc. review letter of November 8, 2017 was approved subject to the conditions stated in the November 8, 2017 letter.**

**XII. Public Comment**

- Ms. Tai announced an error on the Agenda. The Board of Supervisors meeting is December 12, 2017 not December 19, 2017.

**XIII. Adjournment**

**Res. 2017-168 – Upon a motion by Mr. Barrett, seconded by Mr. Baum Baicker, the meeting was adjourned at 8:27 p.m.**

Respectfully submitted,  
Catherine Cataldi  
Administrative Assistant

# Solebury Township Farm Committee Strategic Plan

# Purpose of Today's Presentation

- Clarify the Importance of Farming and Agricultural Production in the Township
- Share the mission, objectives and Strategic Plan of the Farm Committee
- Convey primary issues and concerns of Solebury Farm Community
- Formally obtain the Supervisor's Public Support for the Farm Committee's Work and Feedback on Strategic Plan



# Farming Importance...



## ➤ PA

- **Leading industry in state** (<http://dced.pa.gov/key-industries/agribusiness/>)
- **“It is the declared policy of the Commonwealth to conserve and protect and encourage the development and improvement of it agricultural land...”** Right to Farm Act,p1 sect. 951. Legislative policy, June 10, 1982

## ➤ Solebury

- **“The Solebury Farm Committee was established...to protect agricultural land in the Township and support and strengthen our farming economy.”**

# Why Support Farming

- Economic Factors
- Community Enrichment
- Environmental Benefits



# Why Support Farming

## ➤ Economic Factors

- Solebury Township = 3<sup>rd</sup> lowest Total Tax/Millage rate in Bucks County
  - Significant Farm Township Population + Prudent Township Spending = Low Overhead/Less Spending
- Diversify Tax Base
- Productive Industry that fits within Strategic Vision and Historical Legacy of the Township
- Helps retain and increase property value
- Capitalize production of fallow land
- Employment Opportunities

# Why Support Farming

## ➤ Community Enrichment

- Important part of Cultural Heritage and History of the Township
- Support for Food Security in Community
- Working in Congruence with Land Preservation Efforts
- Support Community Demand for Products and Land Use
- Significant reason why people live in and visit the area

# Why Support Farming

- Environmental Benefits
  - Land Preservation Support
  - Helps to maintain/conserves Open Space
  - Reduce or Limit Infrastructure Costs (Direct/Indirect)
  - Improve soil conservation
  - Mitigate soil erosion

# Solebury Township Farm Committee Strategic Plan Outline

- **Zoning/Acre Laws**
- **Land - Farmer Match Program**
- **Committee Synergy**
- **Farm Committee as a Resource**
- **Additional Support Efforts**



# Zoning / PA. Acre Laws

- **Acre Laws** /“Agriculture, Communities and Rural Environment” (The central purpose of ACRE is to protect normal agricultural operations from unauthorized local regulation.)

- **Increase awareness**

- **Police**

- **Education / Discussions**

- **Additional easily accessible reference material**

- **Police Officer / Farm Liaison**

- **Zoning Department**

- **Zoning Officer education/seminars**



# Zoning/Specific

- **Zoning - Farm Applicability Review**
  - High Tunnel/Hoop Houses and other AG accessory structures
  - AG Security Area Exemptions
  - Ag Dev Ag Modernization Issues
  - Storm Water Permits
  
- **Farm Worker Housing Issue**
  - Housing cost
  - Availability limited by zoning
  - Importance for farmers to live on or near the farm
  - PA & Fed laws regulate/recognize condition
  - Work with Township to review current regs.
  - Present suggestions to revise current regs.



# Land - Farmer Match Program

- **Explore the linking of potential Solebury Farm land with farmers**
  - **Recommend Tools to assist with matching land & farmers:**
    - **Example: PA Farm Link** (“PA Farm Link is a non-profit organization dedicated to linking farmers to the future”).
      - **Implementations in numerous states.**
      - **Will evaluate PA Farm Link for Solebury applicability**
      - **Committee will present to BOS detailed PA Farm Link or alternative approach**
  - **Solebury Township directed program**
    - **Township Program to be self sufficient after initial “Farm Matching” assistance**
  - **Establish link on Township website**
    - **Description of program**
    - **Channel to Farm Link resources**
    - **Forms**
    - **Contact info**
  - **Ongoing Educational Seminars**
    - **Best Practices**
    - **Farm Succession**

# Committee Synergy

## ➤ Shared Interests with:

### ➤ Land Preservation Committee

- Enhance/support farming/easements

### ➤ Planning Commission / ZHB<sub>(within legal limits)</sub>

- Consider farm issues when reviewing (ACRE Laws)

### ➤ Environmental Advisory Committee

- Programs either support or do not hinder farms

### ➤ HARB

- Incorporation of farming in review criteria



# Farm Committee as a Resource

- Encourage New and Creative agriculture methods
- Support existing agricultural operations
- Provide educational resources and opportunities
  - Township and External Sourced Seminars

# Additional Support Efforts

- **Community owned farms/gardens**
  - Review with Township Admin of current and future land availability and use
- **Prevent PennDot/PECO spraying of farm areas**
  - Review with Township Admin current opt out procedures
- **Branded Agricultural Products**
  - Solebury/BC marketing label

# **Additional Support Efforts cont.**

- **Township enhance Public awareness**
  - **Post on Township Website:**
    - **Farm and Market Directory**
    - **Current Farm Community/Charitable activities**
- **Encourage farm-based education programs**
- **ASA Application on Website**
- **Solebury Township Farm Support Statement**

# **Conclusion**

- **Multiple year implementation**
- **Request Supervisors' support for Farm Committee to work with Township Administration and Committees to develop Strategic Plan recommendations for Supervisors' approval.**
- **Annual update of Strategic Plan as STFC moves through process**

Solebury   
a natural choice

Farm Committee