



2035  
SOLEBURY

Solebury Township  
Comprehensive Plan  
September 2026

**DRAFT**





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## With a special thanks to our public forum speakers:

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Stephen Phillips, and Mark Roth

Prepared by



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# Introduction

Solebury Township occupies a unique position within Bucks County and the greater Delaware Valley. Defined by its rolling farmland, wooded hillsides, and scenic riverfront along the Delaware River, the Township reflects a careful balance between conservation and progress. Its cultural identity is shaped by a long tradition of agriculture, a vibrant arts community, and a deep appreciation for historic and natural resources. From its early settlement in the 18th century through its evolution into a desirable residential and rural destination, Solebury has maintained a strong sense of place rooted in its environmental stewardship and community values.

Solebury Township faces a set of conditions that are both familiar and new. Growth pressures from the surrounding region continue to influence land use patterns, while changing demographics, housing needs, multi-modal transportation demands, and economic conditions require thoughtful responses. Environmental issues—including watershed management, habitat protection, groundwater protection, and climate change—underscore the importance of sustainable planning. The Township’s history, culture, and natural assets provide a strong foundation for shaping its future.

This Comprehensive Plan follows in the tradition of previous Comprehensive Plans. The values expressed every 10 to 15 years continue to focus on maintaining the essential character of Solebury (and our historic, agricultural, and natural landscapes), while thoughtfully guiding planned, sustainable growth. The continuing challenge with growth management is how to balance “where not to build” with “how to build and/or re-build”.

Other values expressed in this Comprehensive Plan focus on the thoughtful actions by Township officials, staff, volunteers and residents to fine tune programs, initiatives, advocacy, and policies to reinforce a shared vision for protecting our assets and strengthening our resolve to attain our preferred outcomes. Continued leadership to address these matters will affirm our significant pride of place. We wish to further enhance our commitment to over 300 years of effective land stewardship by promoting the most sustainable future for our residents, landowners, and stakeholders.



## Regional Context & Background

Solebury Township is located in eastern Bucks County, west of New Hope Borough and across the Delaware River from central New Jersey. The Township's landscape is characterized by scenic farmland, forested stream valleys, historic villages, and significant waterways, including the Delaware River and Pennsylvania's Delaware Canal along with watersheds, which have shaped its settlement and development. First inhabited by the Lenape Turtle Tribe, it later attracted English Quakers drawn by its farmland, beauty, and proximity to the Delaware River. Early Settlers built log and fieldstone homes, established farms, and developed industries such as milling production and limestone processing. Villages were formed as hubs for basic services, such as post offices, stores, and churches. Solebury Township was originally part of Buckingham Township and separately incorporated around 1702.

As the 20<sup>th</sup> century dawned, the area's scenic beauty was the impetus for the formation of the Bucks County School of Impressionist Art. As of 2025, Solebury contains four (4) National Historic Landmarks, six (6) National Historic Districts, over 400 18<sup>th</sup> and 19<sup>th</sup> century homes, and has preserved and protected approximately 40 percent of the township's total land.

## Purpose of the Comprehensive Plan

The Comprehensive Plan serves as a long-range policy framework to guide decision-making related to land use, development, conservation, infrastructure, and community services. It establishes a shared vision for the future and provides Township officials, boards, committees and stakeholders with clear goals and strategies to manage change in a coordinated and intentional manner. While the Plan is not a regulatory document, it informs zoning, capital improvements, and day-to-day planning decisions, ensuring consistency with community priorities.

**Solebury2035** is an "implementable" comprehensive plan that seeks to identify solutions to land use challenges through a community-based planning process. The Plan is structured around the issues that are most important to the community, and the vision and policies are based on considerable community outreach, including surveys, workshops, and stakeholder meetings. In order to ensure a successful outcome of the Plan, an ongoing planning process is advocated with guidance from Township Officials, Staff, and advisors relative to effective community planning.

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# Statutory Framework: Pennsylvania Municipalities Planning Code

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This Comprehensive Plan is prepared in accordance with Article III of the Pennsylvania Municipalities Planning Code (MPC), the enabling legislation that authorizes municipalities across the Commonwealth to identify objectives, policies, and a vision for future development. Future land use, housing, transportation, community facilities, and natural and historic resources protection are addressed. The Comprehensive Plan is not regulatory. However, it serves as the foundation for implementing tools such as zoning ordinances, subdivision and land development ordinances.

For further information see [Article III of the Pennsylvania Municipalities Planning Code](#).

## Previous Comprehensive Plans and Solebury Township Planning Legacy

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Solebury Township has a strong history of proactive planning, with the first comprehensive planning efforts beginning in the 1970s as a response to increased development in the area. Previous Comprehensive Plans have consistently emphasized the preservation of open space, the protection of natural resources, and the maintenance of the township's rural character. Key objectives have included safeguarding agricultural lands, directing growth to appropriate locations, and protecting historic villages and landscapes.

The 1975 Plan represented the desire of the community to plan for the future of Solebury. The 1990 Plan expanded upon the previous Plan, and recommended strategies to manage growth and development and to protect the Township's finite assets and health, safety, and welfare of residents. The 2000 Plan introduced the concept of sustainability, stating that growth should be consistent with the capacity of the Township's natural resources to support and sustain existing land uses and any proposed development. The 2014 Plan reaffirmed Solebury's commitment to being a sustainable community, with the underlying principle of land use being to maintain, restore, or enhance the natural and historic character of the Township.

Over time, these Plans have resulted in meaningful achievements. The Township has successfully protected significant acreage through conservation efforts, strengthened its zoning framework to support rural open land preservation, and fostered a built environment that reflects its historic character. Investments in open space, environmental protection, and community planning have helped Solebury maintain its identity even as surrounding areas have experienced more intensive development. As a result, Solebury brings unique values to central Bucks County.

**Solebury2035** builds upon that legacy—honoring past accomplishments while addressing emerging challenges and opportunities.

# Vision Statement

The 2002 comprehensive plan asserted an overarching community vision statement for implementing the plan. The Solebury Township Comprehensive Plan Committee reiterates and supports this vision of the future for the **Solebury2035** Comprehensive Plan.

***“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.”***

# Guiding Principles

The Solebury Township Comprehensive Plan is a policy plan that is rooted in a long-term vision for land stewardship and sustainability. The Comprehensive Plan reflects the philosophy and core values articulated in Section 27-104.2.A. of the Solebury Township Zoning Ordinance, whereby future outcomes should be viewed through the lens of Article 1, Section 27 of the Pennsylvania Constitution affirming that people have the right of clean air, pure water, the preservation of natural, scenic, historic and aesthetic values of the environment, and the protection of natural resources.

The following Guiding Principles reflect the community’s shared priorities and serve as the foundation for all recommendations within this Plan:



Phillips Mill

Photo Credit: Sharon P. Maloney

- **Prioritize Environmental Stewardship**  
Safeguard Solebury’s land, water, air, flora, and fauna as the foundation for all planning and land use decisions.
- **Protect Natural Systems**  
Preserve the natural characteristics of streams, wetlands, floodplains, steep slopes, woodlands, and other ecological resources essential to long term environmental health
- **Nurture Agricultural Assets and Preserve Historic Resources**  
Maintain prime agricultural land and historic assets that define Solebury’s rural and cultural identity.
- **Manage Development Sustainably**  
Design growth and land use in ways that conserve natural resources, minimize environmental impacts, and provide multiple uses and benefits to maintain the township’s rural character and quality of life.
- **Sustain Community Character**  
Protect the distinct qualities of Solebury’s landscapes—from woodlands and farms to villages, hamlets, and recreational areas—ensuring each evolves in a manner consistent with its setting.

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## Pathways to Implementation

Achieving these Guiding Principles will require a coordinated and strategic approach and an on-going planning process. This Comprehensive Plan identifies actionable pathways that include land use policies, zoning updates, infrastructure planning, conservation initiatives, and partnerships with regional and county entities. These pathways translate goals into implementable strategies that can be carried forward through Township decision-making.

## Focus Areas

To organize these efforts, the Plan is structured around a series of **Focus Areas**. Each Focus Area addresses a key component of community planning and provides targeted Actions for each Opportunity. The Focus Areas of the Solebury 2035 Plan include:

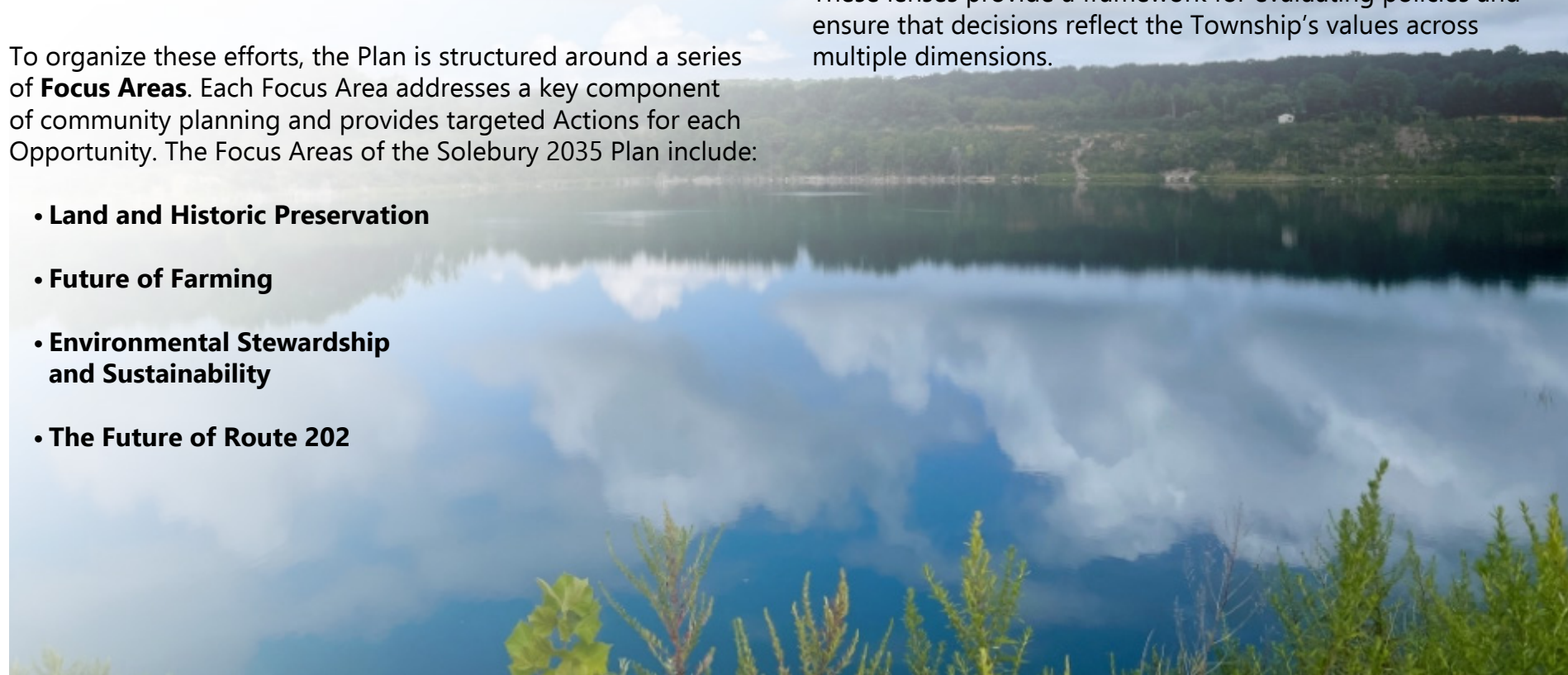
- **Land and Historic Preservation**
- **Future of Farming**
- **Environmental Stewardship and Sustainability**
- **The Future of Route 202**

## Planning Lenses

Each Focus Area is examined through a consistent set of Lenses to ensure a comprehensive and balanced approach. The Lenses serve as guiding statements for the Plan through which the key Focus Areas can be viewed.

- **A Sustainable Community**
- **Fiscal Responsibility**
- **A Regional View**

These lenses provide a framework for evaluating policies and ensure that decisions reflect the Township's values across multiple dimensions.



*Photo credit: Sharon P. Maloney*

# Measuring Success and Moving Forward

The success of this Comprehensive Plan will be measured not only by the implementation of the recommendations but by its continued use as a living document. Implementation will require coordination among Township officials, planning bodies, and the community, as well as periodic review and updates to reflect changing conditions.

The adoption of this Comprehensive Plan will set in motion “action items” lists items for the Board of Supervisors, the Planning Commission, Township Staff, and other committees to rally around a common cause (see Section 6). In 2035, we would like to drive, walk, canoe, bike, and otherwise navigate through a place that speaks to us and says: “we did a good job to safeguard and enhance this place for future generations”.

Key indicators of success will include the protection of open space and agricultural lands, protection of environmental

resources, the quality and compatibility of new development, and the continued vitality and sustainability of the community. Progress can be tracked through measurable outcomes such as land conservation metrics, infrastructure improvements, housing diversity, increased recreational opportunities, expanded multi-modal transportation, and community engagement.

We need to promote the enhancement of natural and built environments in line with sustainability objectives so that residents, farmers, business owners, developers, and other stakeholders can share a balanced land use perspective.

Ultimately, this Plan provides a roadmap for the future of Solebury Township. By grounding decisions in a shared vision and clear Guiding Principles, the Township can continue to evolve while preserving the qualities that make it a distinctive and valued place to live, work, learn, and enjoy open space and recreational resources.



Photo credit: Jim Searing

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# 1. Plan Process



The **Solebury2035** planning process is designed to promote collaboration, good listening, and openness to new ideas. The plan sets out to answer key questions about the present and future of Solebury Township, including:

**Where are we as a community?**

**What do residents love about Solebury Township?**

**What are residents concerned about most?**

**What is our vision of the future? How can we get there?**

The **Solebury2035** planning process was led by the Solebury Township Comprehensive Plan Committee (CPC) with assistance from township staff and the Bucks County Planning Commission (BCPC). Under the guidance of the CPC, BCPC staff suggested comprehensive plan agendas, participated in community workshops, and prepared drafts for review. A project website (<https://connects.buckscounty.gov/Solebury>) informed interested residents about upcoming meetings and workshops, shared public documents, and provided opportunity for comment. Residents were afforded a variety of ways to participate and have their voices heard, including providing public comment at CPC meetings, filling out the resident survey, participating in public workshops, and providing comment during the plan's public comment period.

## Public Outreach Participants



*Residents*



*Township Officials  
and Staff*



*Subject Experts*



*Planners*



*Photo credit: Kristina Gibb*

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# Principal Activities

The comprehensive planning process for **Solebury2035** consisted of two major tasks: plan development and public outreach. Each task followed a parallel, and complementary track toward plan adoption and implementation:

## Plan Development

### Data Collection and Analysis

This analysis looks closely at the township’s population, housing, and demographic composition, including household income, educational attainment, resident age, and housing market conditions. The 2014 Comprehensive Plan was reviewed to as an initial point of reference to maintain a level of continuity with past planning activities and help guide future goals for the township.

### Focus Area Development

The plan’s major focus areas were developed through an analysis of existing conditions and trends and the resident survey and initial workshop.

### Opportunity Development

“Opportunities” for action were developed by BCPC staff under each major focus area.

### Draft Plan Review

The CPC reviewed the draft plan to ensure it was in keeping with the values of the community and vision of the plan based on discussions with the Comprehensive Plan Committee.

### Plan Adoption

**Solebury2035** was adopted as Solebury Township’s official comprehensive plan on 2026.

## Public Outreach

### Resident Survey

The resident survey was used to identify community issues and discover the concerns and hopes of the community.

### Workshop 1

Understanding the Community – This open house workshop and discussion period helped identify community issues of importance.

### Public Forums

Based on feedback from the community survey and Workshop 1, the Comprehensive Plan Committee identified four key focus areas for the plan. The Committee then hosted a series of public forums with presentations from various subject matter experts for each focus area. Each forum provided residents with an opportunity to learn more about each focus area, share their comments, and provide valuable feedback to township officials and committees.

### Public Meeting

In accordance with Pennsylvania Municipalities Planning Code requirements, a public meeting was held to present the draft **Solebury2035** comprehensive plan to the Solebury Township community and provide the opportunity for public comment.

## 2. Community Vision

# Public Outreach

At the heart of **Solebury2035** is a vision of a better future for Solebury Township. Public outreach, including the initial workshop and resident survey along with a review of preceding township Comprehensive Plans," helped inform the implementation of the plan's vision and direction.

## Initial Workshop Results

**Solebury2035**'s first workshop, Understanding the Community, brought together township officials and residents for an open house where participants shared what they love about Solebury, what matters for its future, and what could be improved.

### Understanding the Community – What We Heard

| Favorite things    | Important to the future                   | Things that can be improved             |
|--------------------|-------------------------------------------|-----------------------------------------|
| Natural beauty     | Groundwater protection                    | Bikeability                             |
| Wildlife           | Resiliency and energy independence        | Community gathering space               |
| Rural character    | Reducing cut-through traffic              | Pickleball courts                       |
| Historic character | Building moderately priced housing        | Diversity of housing                    |
| Farms & open space | Historic character, open space, & farming | Flood mitigation/watershed conservation |
| School district    | Social & economic sustainability          | Electrical system reliability           |
| Community safety   |                                           | Canal improvements                      |

A key activity for this workshop was the "Dotmocracy" exercise. This exercise involved providing five sticker dots to each of the 24 stakeholders attending the meeting to identify their top community values. Participants were asked to choose five values out of 14 possible values. As a result of this exercise, participants chose five most important community values to maintain:

### Top-Five Community Values



These are the shared beliefs held by people that serve to guide the plan's vision. The Focus Areas and Opportunities for action established in **Solebury2035** embody these values.

## Resident Survey

During August and September of 2024, a resident survey was conducted to gather resident opinion on a variety of comprehensive plan issues. The 24-question survey was completed by over 950 residents for a 25 percent return rate. Survey questions ranged from resident satisfaction with township services to resident safety concerns traveling along local roadways and Route 202. Among the most essential responses were to questions such as:

**What is most important to consider when planning for the future of Solebury?**

- 1 Retention of Rural Character
- 2 Agricultural/Open Space Preservation
- 3 Keeping Taxes Low
- 4 Natural Resource Protection
- 5 Preservation of Historic Buildings and Sites

**Do you support Solebury Township's vision of community sustainability?**

82%

*of respondents supported  
Solebury's Sustainability Vision*

**How supportive are you of encouraging and preserving farming in Solebury?**

94%

*of respondents are supportive or  
very supportive of encouraging and  
preserving farming in the township*

The resident survey helped ensure community opinion was adequately represented. Survey responses also helped the comprehensive plan committee identify important community issues and provide support for the **Solebury2035** community vision. Survey results are available at: <https://connects.buckscounty.gov/Solebury>.



# Lenses

Lenses serve as guiding statements for the plan through which the key Focus Areas can be viewed. The lenses share many attributes, including fairness, sustainability, and quality of life.



**A sustainable community** is a place where people are able to meet their needs without compromising the ability of future generations to meet their own needs. A sustainable community balances social, economic, and environmental well-being, while enhancing the quality of life of the residents of the Township.



**Fiscal responsibility** involves careful and thoughtful decision-making to ensure a fair tax structure, efficient provision of services to township residents, and avoidance of misguided, long-term liabilities.



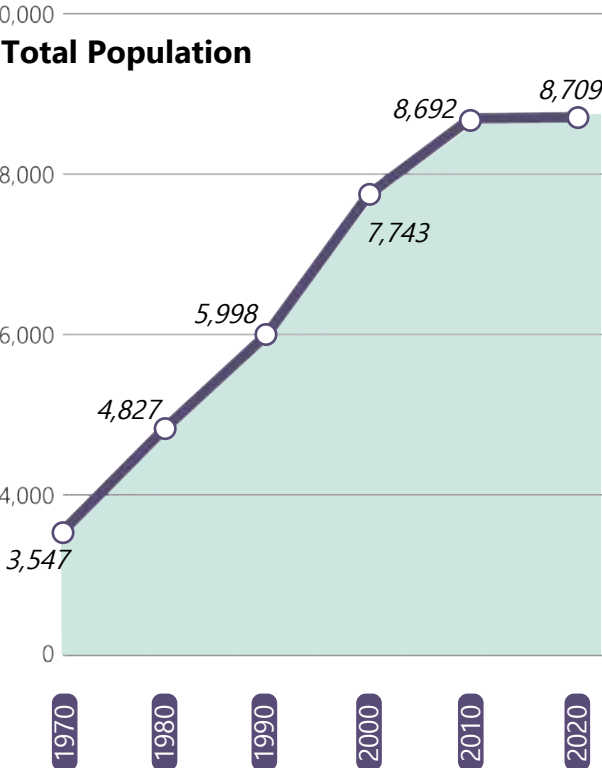
**A regional view** understands that comprehensive planning issues do not end at the township's borders. A regional view requires a holistic viewpoint, cooperation with municipal partners and regional organizations, and an imperative that those partners consider the region's interests and municipal impacts in their decision-making.

# 3. Residents & Resources



Photo credit: Jim Searing

# Population

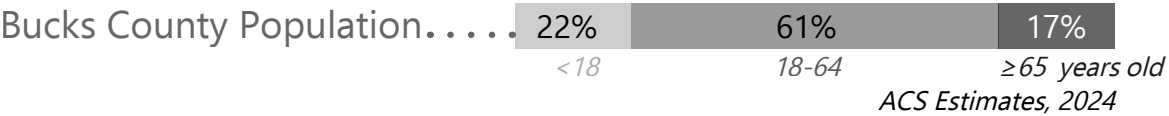
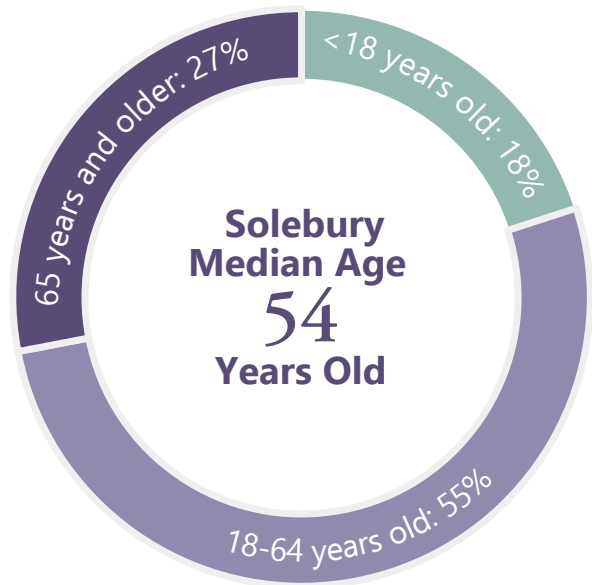


US Census, 1970-2020

Solebury Township’s population stands at 8,709 residents. Solebury experienced slower population growth from 2010 to 2020, growing by only 0.2 percent. This was considerably lower than the overall 3.4 percent Bucks County growth rate during the same period.

Solebury’s median age changed from 49 years old in 2010 to 54 years old in 2024. Senior population increased significantly from 2010 to 2024. Senior population now represents 27 percent of the population, which is 10 percentage points higher than Bucks County’s senior population.

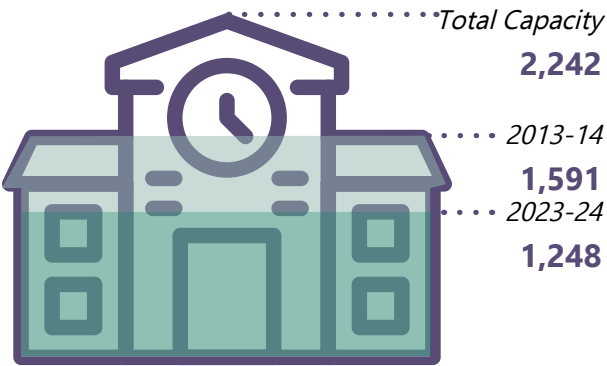
## Population by Age, 2024



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# Education

## New Hope-Solebury School District Enrollment



2024-2025 New Hope-Solebury Enrollment Monthly Report, last revised March 3, 2025, and New Hope-Solebury School District Final Budget (June 3, 2013)

## Solebury Educational Attainment, 2024 (Residents 25+)

|                                | Solebury | Bucks County |
|--------------------------------|----------|--------------|
| High school graduate or higher | 99%      | 95%          |
| Bachelor's degree or higher    | 71%      | 45%          |
| Graduate degree or higher      | 35%      | 18%          |

ACS Estimates, 2024

The New Hope-Solebury School District maintains an excellent reputation. While enrollment has declined from its peak over 15 years ago, recent five year trends show a leveling of student enrollment.

Solebury residents are well-educated and compare favorably to Bucks County residents. Over 71 percent of residents who are age 25 and over hold a bachelor's degree or higher. Only 45 percent of Bucks County residents are similarly educated. About 35 percent of Solebury residents age 25 and over hold a graduate degree or higher. Only 18 percent of Bucks County residents are similarly educated.

The median household income rose to over \$196,000 in 2024 and is significantly higher than the county as a whole. Average household size decreased slightly, from 2.5 persons per household in 2010 to 2.4 persons per household in 2024.



| ▼ Median Household Income |        | ▼ Average Household Size |      |
|---------------------------|--------|--------------------------|------|
| 2010                      | 2024   | 2010                     | 2024 |
| \$116k                    | \$196k | 2.5                      | 2.4  |
| Solebury                  |        |                          |      |
| \$75k                     | \$113k | 2.7                      | 2.5  |
| Bucks County              |        |                          |      |

ACS Estimates, 2010 and 2024

# Current Housing Market

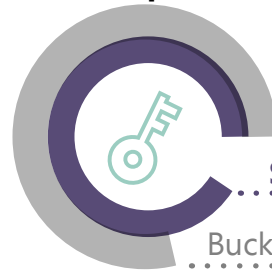
## Total Housing Units, 2020

3,762

US Census, 2020



## Owner-Occupied Housing, 2024



Solebury 93%  
Bucks County 78%

## Median Housing Sales Price, 2024

\$940,000

Solebury

\$497,500

Bucks County

Bucks County MLS, 2024

## Median Contract Rent, 2024

\$2,467

\$1,605

ACS Estimates, 2024

Solebury Township has a homeownership rate of 93 percent, as compared with Bucks County's homeownership rate of 78 percent. In 2024, the median price for homes sold was \$940,000, which was almost double the median county home price. Median contract rent for Solebury rentals was almost 900 dollars higher than that of Bucks County.

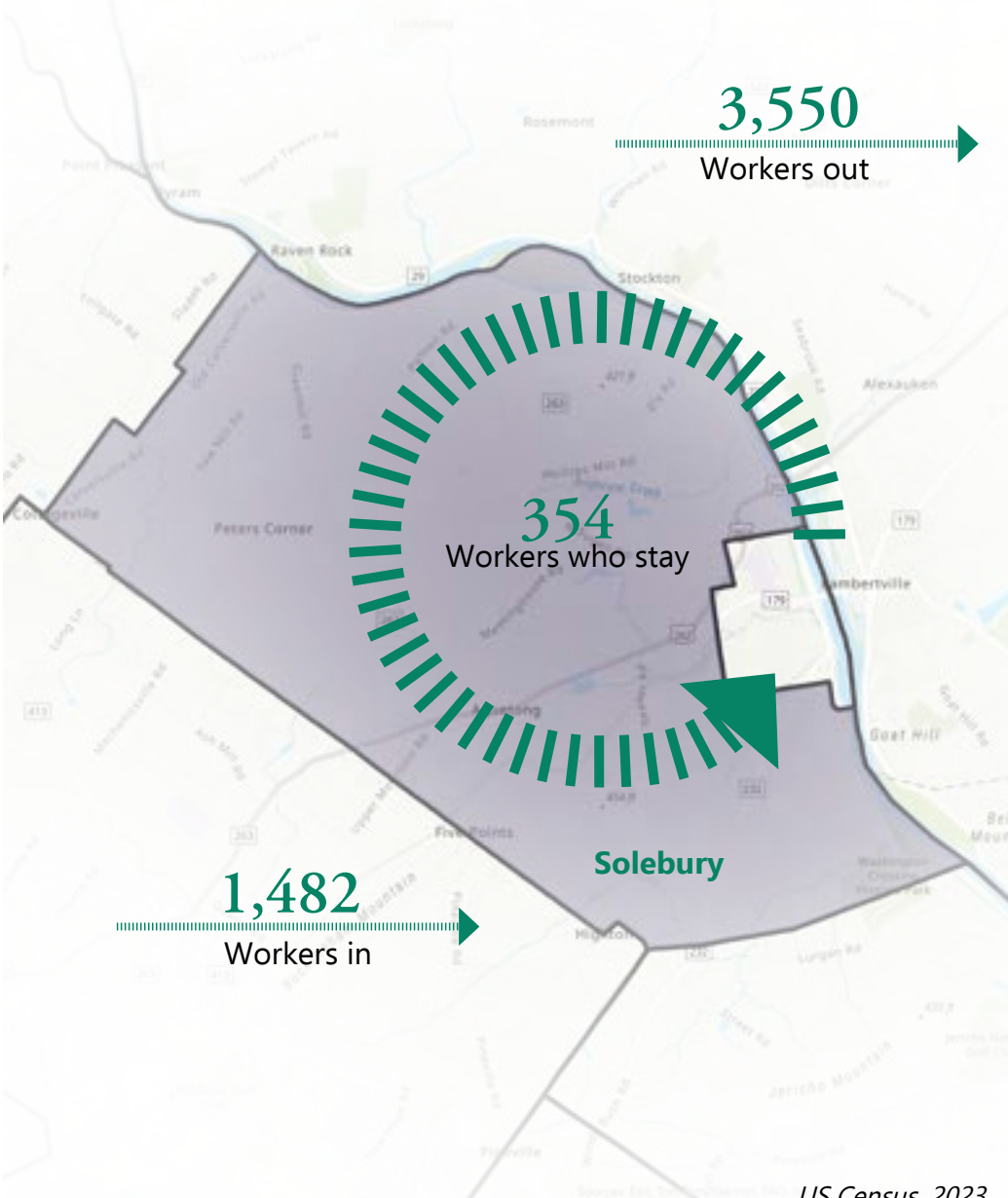
Housing construction in Solebury Township has remained slow over the last 20 years, with many years having less than 10 units built. In 2025, the township saw an increase in new housing units through the Birches Senior Living development, which created 93 new senior living housing units in the township along Route 202, east of Logan Square Shopping Center.



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# Workers Flow In/Out

## Solebury Daily Commuting, 2023



US Census, 2023

About 61 percent of residents over the age of 16 participate in the labor force. The unemployment rate was 3.4 percent in 2023, which was less than the county's 4.6 percent unemployment rate.

Almost 1,500 workers flow into the township for work daily. Over 3,500 residents leave Solebury Township to get to their place of employment. Among resident places of work, 21 percent work outside Pennsylvania, 12 percent work outside Bucks County, and 68 percent work in Bucks County.

## Peak Hour at Rt 202 and Shire Drive



## Place of Work for Residents, 2024

|                                    | Solebury | Bucks County |
|------------------------------------|----------|--------------|
| Worked in state of residence       | 84%      | 97%          |
| Worked in county of residence      | 72%      | 75%          |
| Worked outside county of residence | 12%      | 22%          |
| Worked outside state of residence  | 16%      | 3%           |
| Total                              | 100%     | 100%         |

ACS Estimates, 2024

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# Financial Overview

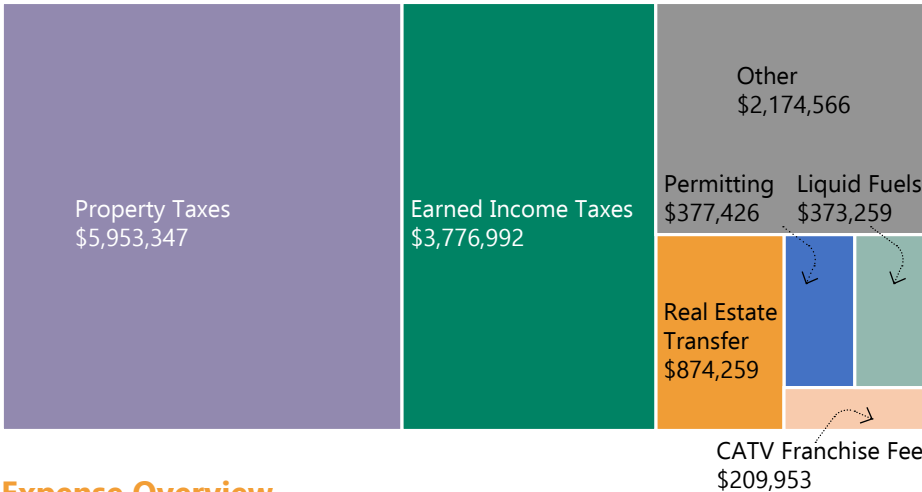
## Revenue Overview

The Township’s revenue is derived from several sources, including Real Estate Tax, Earned Income Tax, permitting fees, franchise fees, and state and other grant funding. Earned Income and Real Estate Taxes remain the Township’s two largest revenue sources, together accounting for roughly 71% of annual General Fund income. Dating back to 2020, revenues have grown at an average annual rate of just over 2%. While this steady growth has provided stability, it has not kept pace with increases associated with inflation and core expenses—most notably in Public Works, Police, Administration, Parks & Recreation, and Planning & Zoning—resulting in continued pressure on the Township’s operating budget.

The remaining revenue varies annually and is largely generated from transfer tax, state liquid fuel grants, permit fees and cable franchise fees. Some of the remaining revenue is generated from “pass through” reimbursements such as pension and fire insurance. Over the past five years the Township has been awarded nearly five million dollars in grants for various projects. Figure on the right page provides a graphical depiction of the various revenue sources average revenues over the five-year period 2020-2024. The 2026 tax millage is allocated as follows:

|                   |         |
|-------------------|---------|
| General Fund      | 8.45    |
| Fire Fund         | 2.5     |
| Debt Service Fund | 13.129  |
| Library Fund      | 0.541   |
| EMS Fund          | 1.2902  |
| Total Millage     | 25.9102 |

## Five-year Revenue Categories (Average 2020-2024)

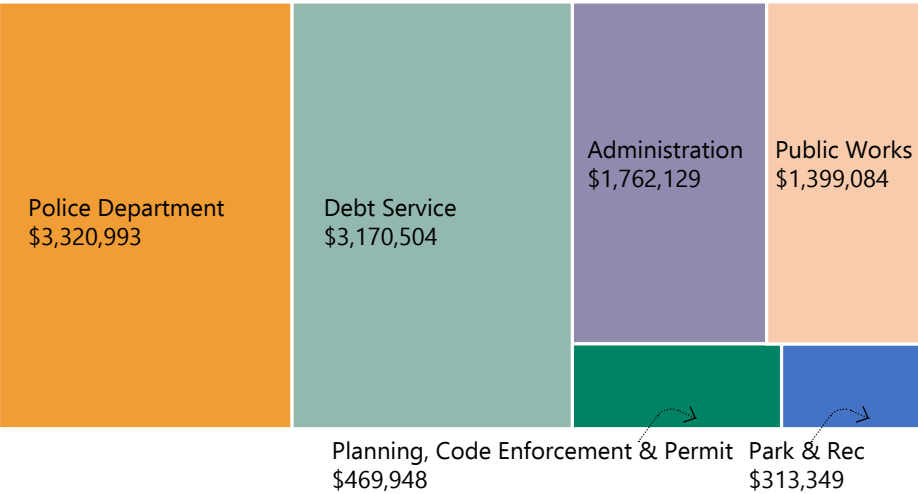


## Expense Overview

Township departments support the community along with various boards and committees, including the Planning Commission, Environmental Advisory Council (EAC), Historical and Architectural Review Board (HARB), Farm Committee, Human Relations Commission, Zoning Hearing Board, Land Preservation Committee, Park and Recreation Board, and the Board of Supervisors.

Each department generates core operating expenses, captured primarily in the General Fund but also reflected in the Parks & Recreation Fund, Liquid Fuels Fund, and Roads & Bridges Fund. General Fund expenditures are largely driven by increased labor costs, rising insurance costs, increased consultant fees, and the continued escalation of materials prices. As Township operations become broader and more complex and additional land and structures are acquired the annual cost of operation will continue to rise, likely at a pace that exceeds revenue growth. Figure on the next page illustrates the distribution of these core expenses.

Five-year Expense Categories (Average 2020-2024)



Future Challenges

Solebury Township has managed its finances with care—maintaining a high level of municipal services and existing infrastructure, investing in capital improvements and land preservation, and steadily strengthening financial reserves. This disciplined approach has positioned the Township well; however, the gradually narrowing margin between revenues and expenditures will remain an important challenge for elected and appointed leaders in the decade ahead.

Looking forward, several external and internal factors will shape the Township’s fiscal landscape. Global economic uncertainty, inflation, and fluctuating interest rates will likely influence local costs. Staffing costs, both uniformed and non-uniformed, are rising, while the prices of goods, materials, and services—particularly vehicles, fuel, and asphalt—continue to climb. Emergency services, including Fire and EMS, are facing sharply higher equipment and operating expenses while contending with declining volunteerism. In addition, the Township is preparing for several significant projects: development of Solebury Green, continued expansion of the pedestrian trail network, design and construction of enhancements at Lake Solebury and improvements to the Route 202/Aquetong intersection; all of which will require securing significant funding. Finally, sluggish growth in Earned Income and Transfer Taxes, two of the township’s important revenue streams, is expected to place considerable strain on budgets for the next several years.

The key focus over the next five-year period will be essentially managing flat revenues versus increased cost of core services while planning for capital projects and sustainability initiatives concurrently with paying off existing debt. The Township administration continues to look for grant funding opportunities.

## 4. Focus Areas and Opportunities



# Focus Area 1:

## Land and Historic Preservation

### Goals

**Protect farmland, open space, and sensitive natural resources**

**Sustain the historic and rural character of the township**

**Maintain the integrity of Solebury's landscape and natural and historic resources**

**Maximize preservation efforts in the township by leveraging financial resources**

### Lenses



**Sustainability** Balancing environmental, social, and economic factors is a key element of protecting land and preserving natural resources. The township's actions protecting open space and managing development through zoning and the Land Preservation Program sustains the natural resources, biodiversity, and agriculture community. Preserving the township's historic structures conserves existing buildings and materials which mitigate the waste and energy associated with new construction.



**Fiscal Responsibility** Preserving land and historic sites is financially advantageous to both the township and individual property owners. Preservation efforts protect long-term community assets while reducing costs associated with new infrastructure, ongoing maintenance and development.



**Regional View** Solebury is a regional leader in both land and historic preservation. The township's preservation efforts play an important role by protecting the beauty, farmland and viewsheds, preserving natural and historic resources and reducing congestion and suburban sprawl.

# Land Preservation

## Introduction

Land preservation (the elimination of development potential through a donated or purchased easement) has remained a priority for Solebury Township for nearly five decades. The township first formed a Land Use Committee, now known as the [Land Preservation Committee \(LPC\)](#), in 1987 out of rising concern for the loss of open space, especially farmland, due to development pressures. The LPC has four main goals, all of which are further described in [Solebury Township's Open Space Plan](#) of 2008. The goals for the LPC include protecting ground water resources, preserving farmland, protecting critical natural resources, and protecting scenic views.

### Key benefits to the community include:

- Keeps long-term property taxes lower
- Enhances property values
- Reduces traffic pressure on our roads which helps protect air quality
- Reduces stress on our school system and other public services

### Key environmental benefits include:

- Conserved forests and wetlands absorb stormwater, thereby reducing expensive, destructive, and life-threatening flooding
- Conserved natural areas provide relief from rising temperatures and climate change
- Protected land preserves important habitats and migratory patterns and provides new habitats

- Conserved land contributes to reducing carbon in the atmosphere, prevents carbon producing construction and development, and sequesters more carbon each year in soils and plants

Today, the LPC consists of dedicated volunteers who represent both the interests of the township taxpayers as well as the property owners who wish to preserve open space and protect their land from residential, commercial or industrial development. In consultation with property owners, the LPC helps the township determine properties for potential land preservation and recommends a purchase price for conservation easements that restrict development and protect valued resources to the township's Board of Supervisors based on independent assessments of the land and resources upon it.

### What the Survey Results Show

- *Solebury's natural features and historic charm are top reasons why residents love Solebury.*
- *"**Scenic Charm of Township**" was selected as the #1 reason respondents choose to live in Solebury.*
- *When asked what is most important to the future of Solebury, **73** percent chose retention of rural character, **64** percent chose agricultural and open space preservation, **46** percent chose natural resource protection, **43** percent chose preservation of historic buildings and sites.*



## Where We Are

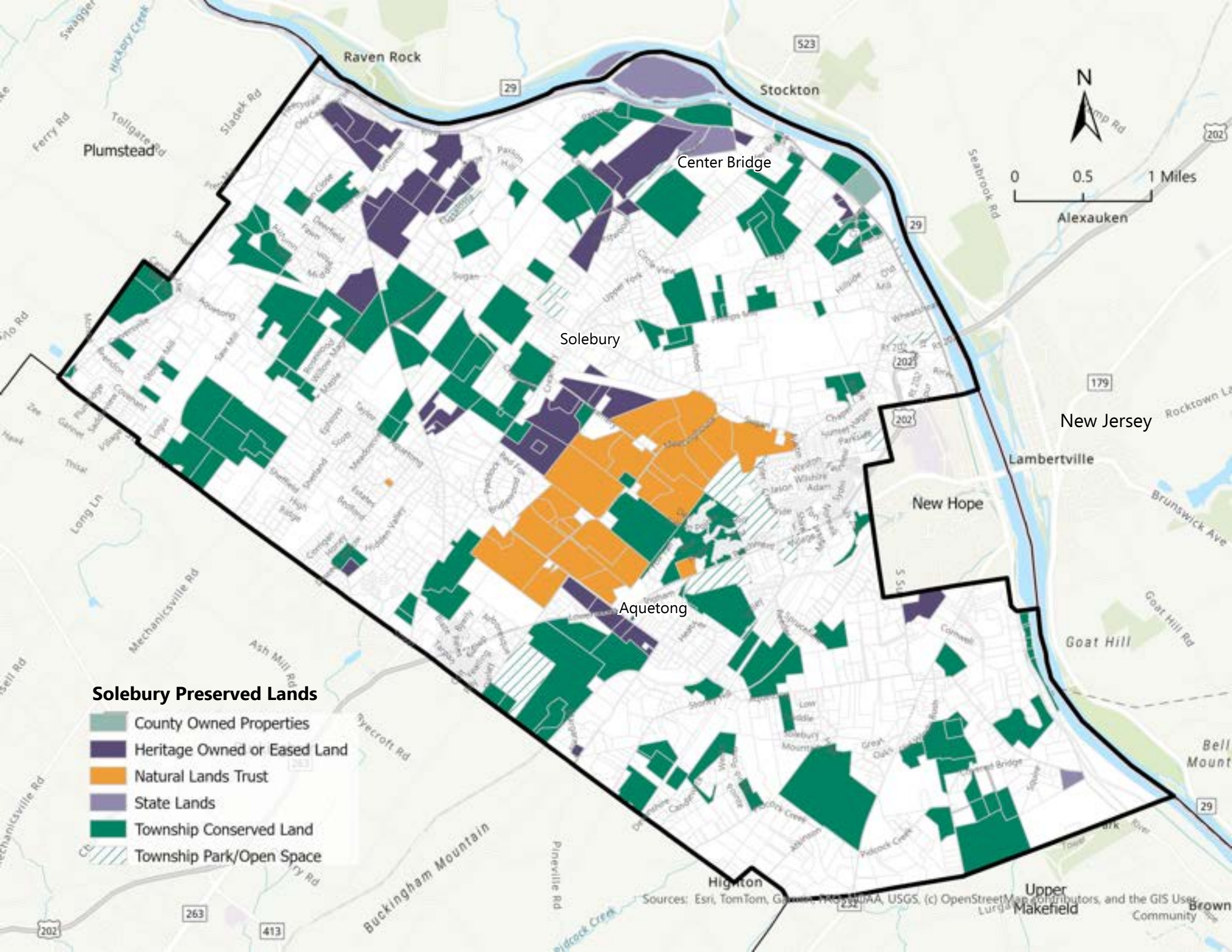
Solebury Township has funded its open space program through a series of bond referendums, totaling 56 million preservation dollars. The first voter approved referendum was held in 1996, followed by four others in 1999, 2002, 2005, and the latest in 2019, expiring in 2029. On average, over 90 percent of voters in the referendum voted in favor of borrowing more funds to support the preservation of land in the township.

Through the township's Land Preservation Program, 97 properties, totaling 4,047 acres have been protected. An additional 2,989 acres of land has been protected in Solebury as Township parks and open space, and through organizations such as The Natural Lands Trust, Heritage Conservancy, The Land Trust of Bucks County, and State and County programs such as the Bucks County Agricultural Land Preservation Program.

Preservation is an ongoing effort in Solebury. The township has had tremendous success through the Land Preservation Program. The LPC currently has a list of approximately 40 properties, totaling over 1,600 acres, that have potential for protection from infrastructure development. These properties range in size from 11 acres to over 200 acres. The committee prioritizes properties with highly valued water resources, active agricultural lands, or properties contiguous to already preserved land.

According to the Delaware Valley Regional Planning Commission (DVRPC), about 25 percent of the land in Solebury is used for agriculture. The township has taken many steps to help support the agricultural community by means of expanding permitted uses and allowing for more housing options on agricultural land. This support helps preservation efforts to ensure that agricultural land continues to be farmed and allows more farm workers to live locally.

The LPC is committed to the township's land preservation goals, including both large and smaller properties. To assist land owners interested in protecting and preserving their property, the township is prepared to offer suggestions regarding estate planning and can facilitate conversation on the transition of ownership of eased properties.



## Opportunities and Action Steps– Land Preservation

### 1.1 Use the Bucks County Agricultural Land Preservation Program (BCALPP) to Preserve Additional Agricultural Land in Solebury

The lot size requirement for the BCALPP was reduced from a minimum of 50 acres to 35 acres in 2024. Since this change, Solebury has yet to preserve additional land under the BCALPP and could benefit from reviewing properties in the township to determine if any additional farmland parcels are newly eligible to be preserved under this program.

Additionally, the BCALPP has established a new initiative called the Municipal Partnership Program. The purpose of this program is to partner with participating municipalities to preserve agricultural land and permanently extinguish development rights in Bucks County. This partnership is designated to complement the existing county and state funded easement program to leverage contributed municipal funds to the county's annual allocation to obtain a larger state match and grant funds in order to preserve additional farmland. Benefits from partnering include:

- Increased local acreage under an agricultural conservation easement
- County will cover incidental costs (survey, appraisal, title search, settlement costs)
- County performs all administration (evaluation and ranking)
- County provides long term inspection/monitoring duties and enforcement of violations

### Action Steps

- Inventory agricultural lands in Solebury that are a minimum of 35 acres and meet the necessary County criteria to determine newly eligible properties
- Reach out to eligible property owners to inform and educate them on the application process
- Participate in the BCALPP Municipal Partnership Program



*Photo credit: Jim Searing*

## 1.2 Maximize Existing Preservation Funding Potential

Funding from the 2019 referendum remains, which is currently set to expire in 2029. Solebury has done an admirable job of leveraging these funds to maximize their impact and should continue collaborating with other preservation organizations and grant programs to further protect land within the township.

One potential partnership the township can pursue is with the Department of Conservation and Natural Resources (DCNR) and their Community Conservation Partnership Program. The Community Conservation Partnerships Program is a grant program managed by the DCNR's Bureau of Recreation and Conservation (RBC) with a goal to build connections between Pennsylvanians and the outdoors by supporting recreational improvements, natural resource conservation, and community revitalization efforts.

Another potential funding opportunity for preservation in Solebury is through the Highlands Reauthorization Act (HCRA). In 2004, Congress passed the Highlands Conservation Act to "recognize the importance of the water, forest, agricultural, wildlife, recreational, and cultural resources of the Highlands region and the national significance of the Highlands Region to the United States."

The Act expired at the end of 2021, but the Highlands Conservation Reauthorization Act (HCRA) passed at the end of December 2022, authorizing the program through 2029 at \$10 million per year. Funding is authorized by the U.S. Fish and

Wildlife Service. The reauthorized program allows municipalities located in an expanded opportunity boundary to petition to be added into the federal highlands boundary. Inclusion in this boundary is required to apply for Highlands Conservation Act Funding. To ensure inclusion in this program and eligibility for additional funding, the township has passed a Resolution in Support of Solebury's inclusion in the Federal Highlands Boundary.

### Action Steps

- Seek out additional funding sources funding preservation
- Seek out additional partnerships for funding preservation
- Pair township funding with available DCNR grant programs such as the Community Conservation Partnership Program Grant
- Utilize township funding to cover additional costs associated with preservation under the BCALPP
- Work more closely with the Bucks County Agricultural Land Preservation Municipal Partnership Program
- Utilize Solebury's recent inclusion into the Federal Highlands Boundary to pursue additional funding opportunities
- Maintain current, and expand partnerships with local nonprofit land trusts
- At the expiration of the current Land Preservation Bond in 2028, determine if additional bond referendum is needed for 2030

# Historic Preservation

## Introduction

Much of Solebury's character comes from the township's rich history, which has been actively preserved for over 50 years. Historic resources, which include structures, sites, and landscapes, are central to the definition of Solebury's special sense of place: they impart the area's heritage and guide and inspire new development.

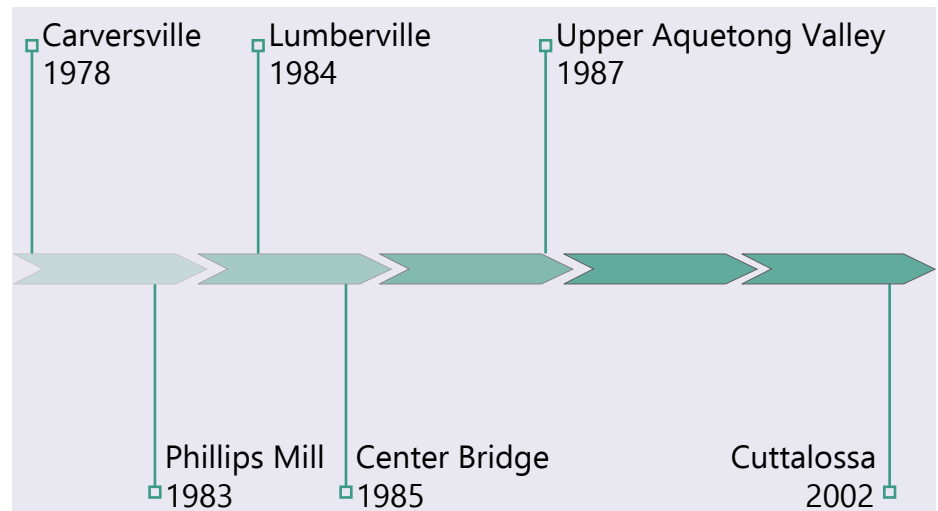
The township began its historic preservation efforts in 1981 by working with Heritage Conservancy (formerly Bucks County Conservancy) and the Solebury Township Historical Society to conduct a historic resources survey. This survey was completed with a contract from the Pennsylvania Historic Museum Commission (PHMC) and additional funding from the Bucks County Office of Community Development.

The goal of the survey was to determine properties that could potentially be eligible to be listed on the National Register of Historic Places. The National Register of Historic Places is the official list of the nation's cultural resources, providing recognition that buildings or districts have historic, architectural, or archaeological significance. The National Register designation does not place restrictions on the actions of private property owners but has the effect of alerting landowners to its historic significance.

Architectural historians surveyed the township, evaluating the integrity of buildings over 50 years old, and determined that 176 buildings, across 49 properties, had high integrity and were likely eligible for listing on the National Register.

The survey also looked at the historic villages of the township to determine if any were eligible for the National Register in addition to Honey Hollow Watershed and Carversville. Carversville was listed on the National Register in 1978, while Honey Hollow Watershed became a National Historic Landmark in 1969. The National Historic Landmark (NHL) program identifies exceptional and cultural resources with national significance; it is the highest level of recognition in the country. The survey ultimately led to listing of five more historic districts in Solebury.

### Establishment of Solebury National Historic Districts



## Where We Are

The National Historic Landmarks Program focuses attention on properties of exceptional value to the nation as a whole rather than to a particular state or locality. There are eight National Historic Landmarks in Bucks County, four of which are in Solebury Township: Honey Hollow Watershed Watershed, a portion of the Delaware Canal, the George Nakashima Woodworking Complex, and a portion of Washington Crossing Historic Park.

In addition to the National Historic Landmarks, Solebury has six National Historic Districts including: Carversville, Center Bridge, Cuttalossa, Lumberville, Phillips Mill, and Upper Aquetong Valley.

Solebury Township boasts a significant concentration of resources on the National Register of Historic Places, including National Historic Landmarks. But such listings provide only limited federal protection and mostly express national recognition of their worthiness of preservation.

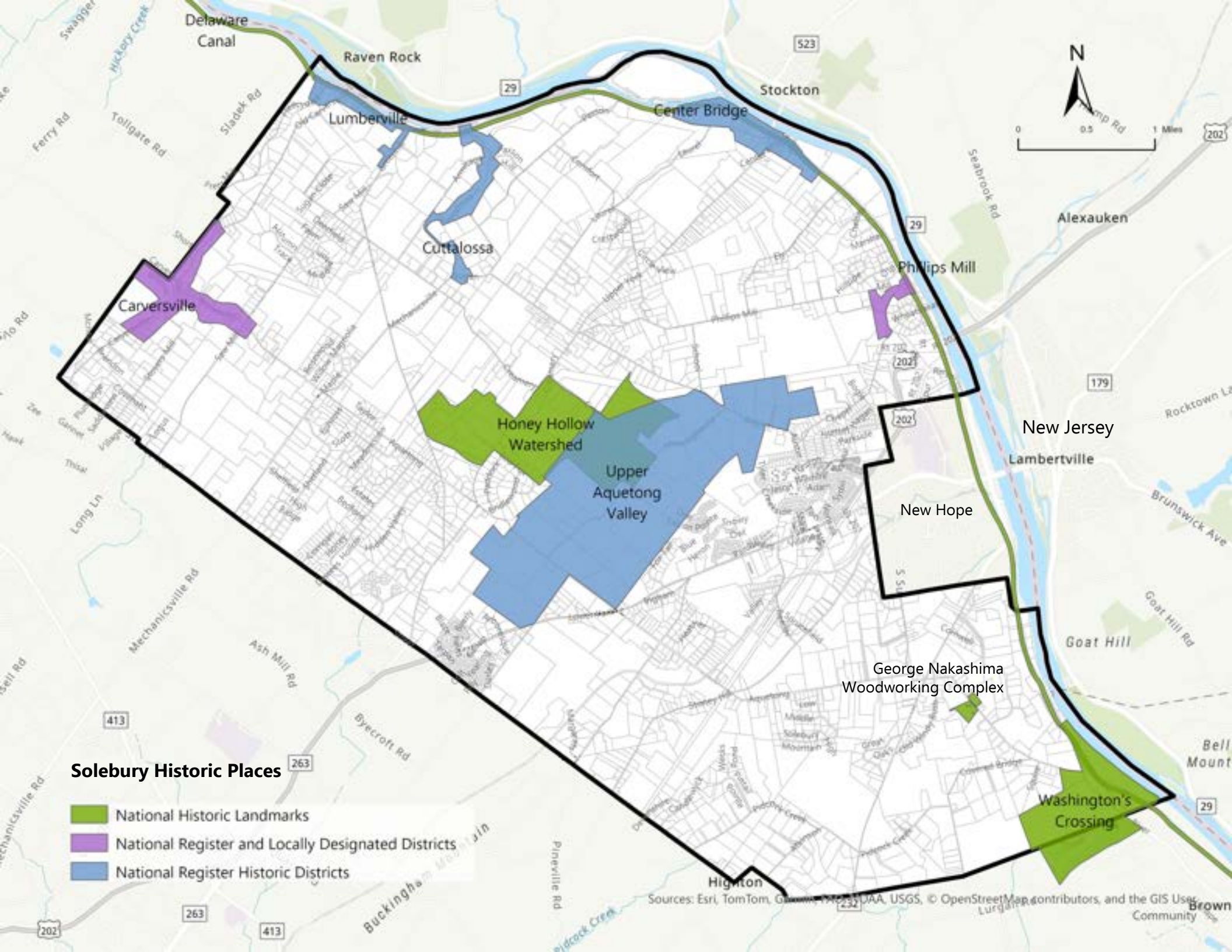
In 1985, Solebury adopted a historic district ordinance in accordance with the Pennsylvania Historical District Act (PA Act 167 of 1961). This ordinance established the villages of Carversville and Phillips Mill to become official local historic districts. The historic district ordinance defines the boundaries of the historic district, establishes a historical architectural review board (HARB), and sets administrative and regulatory procedures for enforcement. HARB review is required for exterior building changes, additions, new construction, demolition, and signs, within the designated historic district. The HARB evaluates and makes recommendations to the Board of Supervisors regarding the appropriateness of proposed construction or renovation of any home or structure located within the two regulated historic districts.

In 2008, HARB developed Design Guidelines for Solebury Township's Historic Districts. These guidelines were further supplemented by a History and Maintenance Manual. These documents outline regulations and provide guidance for changes within the historic districts. To further support residents of the historic districts, in 2017 the HARB introduced a fast-track system to expedite approval for essential home repairs.

Solebury's historic character spans beyond the boundaries of the historic districts and structures. There is a deep Native American history in the township, specifically near the Aquetong Spring Park and Honey Hollow Watershed watershed. The Lenape Indians lived along Solebury creeks and the Delaware River from as early as the year 1397. Preserving the landscapes and historic roads in these areas will help to preserve this early history in Solebury.



*Photo credit: Jim Searing*



## Opportunities and Action Steps– Historic Preservation

### 1.3 Preserve Historic and Cultural Resources beyond Structures and Buildings

Preserving the beauty and character of Solebury means safeguarding the township's scenic vistas, historic roads, and natural areas with cultural significance. While few visible reminders of pre-European settlement remain, the Turtle Tribe of the Lenape once lived in Solebury. Because Native American communities in this region often settled near watercourses, these areas can still yield artifacts. Protecting such sites is vital to honoring and preserving Solebury's Native American history and is one of the reasons Aquetong Spring Park was established.

Greenways and open space corridors provide natural linkages between and among open spaces and developed areas, allowing people, plants and animals the opportunity to thrive and move through the diverse landscapes of Solebury Township. Establishing and preserving these areas allows for the protection of natural resources and heritage areas, while also providing access to open space and recreation areas for residents. The 2014 Comprehensive Plan highlights the importance of establishing and preserving greenways and open space corridors, and these preservation efforts are still valued and needed while planning for the future of Solebury.

One means of protecting the natural landscapes of Solebury is through ordinances along scenic roads in the township. Solebury has existing setback requirements for scenic roads in their zoning ordinance which allow for protection of the roads and views

which can be seen from the road. Previous comprehensive plans created a definition of most scenic and moderately scenic roads and designated roads that met either definition. The designation "most scenic" was attached to those roads which pass through woodlands, watershed areas or other environmentally sensitive areas showing minimal change to their virgin state, documented by the age and species of trees, steep slopes, wetlands, viewsheds, and fertile farmland that they pass through.

In 2020, the Board of Supervisors recommended there be a new category of roads included in this comprehensive plan update – Heritage Roads. This new category of Heritage Roads includes roads that most exemplify Solebury's rural heritage. The roads to be considered as Heritage Roads include: Old Carversville Road, Cuttalossa Road and Laurel Road. The township should evaluate the existing regulations for scenic roads and determine if any new regulations will be needed for a new Heritage Roads classification.

#### Action Steps

- Update the Zoning ordinance to include updated regulations for Heritage Roads to provide additional protection to these roads



*Photo credit: Jim Searing*

#### **1.4 Review and Update Historical Documentation for the Township in a Preservation Plan**

The township should consider developing a township-wide historic preservation plan to guide historic preservation efforts. This plan will help to determine and outline a vision, goals and priorities for the preservation of the Township's historic and cultural resources. To help achieve this goal, the Board of Supervisors should consider establishing a Historic Preservation Committee made up of township residents interested in the protection of Solebury's architectural and cultural heritage.

As the first step in the creation of a township-wide Preservation Plan, the township should update its historic resources survey, which has not been reviewed since it was completed in 1981. It is probable that the integrity of structures inventoried at that time have changed, and possible that new structures have become eligible for the National Register. This updated historic resources survey will help the Township fully understand the number and quality of historic resources and help guide decisions on the best way to protect them.

An additional opportunity for the township is to designate villages other than Carversville and Phillips Mill as Act 167 Historic Districts. An updated historic resources survey could help identify which villages contain the greatest concentration of historic structures and may be best suited for local Historic District designation status.

To help attain these goals, the township should consider applying to become a Certified Local Government (CLG) with the Pennsylvania State Historic Preservation Office (SHPO) in partnership with the National Park Service. The goal of the Certified Local Government (CLG) Program is to facilitate state and local government cooperation with federal partners to promote nationwide preservation initiatives. If the township obtains CLG status, they will be eligible for potential funding opportunities for projects such as creating a Historic Preservation Plan and updating the historic resources survey. There are currently six municipalities in Bucks County that are CLGs and have benefited from funding and technical assistance for preservation through the program.

#### **Action Steps**

- Apply to become a Certified Local Government
- Create a historic preservation committee
- Create a historic preservation plan for the township
- Update Historic Resources Inventory
- Explore potential of including other historic villages as Act 167 Local Historic Districts

### 1.5 Use Local Ordinances as Preservation Tools as outlined in the Preservation Plan

Zoning regulations serve as an effective tool to achieve both land and historic preservation goals. Regulations such as minimum lot size requirements in rural districts, setbacks and buffer requirements for historic districts, and clustering development all serve as preservation tools to maintain Solebury's character. Another tool that Solebury may benefit from is creating a historic resources overlay. A historic overlay is a local zoning ordinance layered on top of existing zoning to preserve the character of specific, identified historic buildings, sites and landscapes. This overlay concept would be explored in the Preservation Plan.

#### Action Steps

- Within the Preservation Plan, review zoning ordinance to determine if additional preservation tools can be included in the ordinance
- Compare current zoning districts and regulations to known historic structures to determine if a historic resources overlay district would be beneficial to Solebury's preservation efforts

*Photo credit: Solebury Township Historical Society*

**DRAFT**



# Focus Area 2:

## The Future of Farming

### Goals

**Improve the economics of farming in Solebury**

**Expand Solebury's agricultural market and increase farm activity in the township**

**Strengthen connection between farmers and residents**

**Secure the future of farming in Solebury**

**Ensure stability to agriculture, providing residents with locally grown food, nursery stock, and open space**

### Lenses



**Sustainability** Providing locally grown, healthy food for residents improves the well-being of residents and reduces the carbon footprint of food production and distribution in Solebury while supporting and building social connections.



**Fiscal Responsibility** Agriculture plays a large role in the local economy of Solebury and provides economic benefits to the township. Township support of agricultural practices enhances the local economy for Solebury.



**Regional View** Solebury is a key contributor to the regional agricultural system. Agricultural products grown in Solebury feed people well beyond the limits of Solebury Township, and agricultural activities attract visitors from the region to Solebury. A strong working relationship between Solebury and the surrounding municipalities and agricultural groups can greatly benefit the township's agricultural system.

## Introduction

The Future of Farming Focus Area reviews one of the township's most prominent land uses and addresses the concerns of the farming community in Solebury.

For almost three centuries agriculture has shaped the land uses, rural and scenic character, and economic development in Solebury. Agricultural and agricultural-related uses are the primary industry in Solebury and contribute to the local economy in terms of food and plant production, employment opportunities, tourism and sustainability. According to land use information from the Delaware Valley Regional Planning Commission (DVRPC), land in agricultural use accounts for slightly over one-quarter of the township's total land area. Beyond any economic measure, Solebury's agricultural resources provide other inherent values to the community associated with its rural character and extensive open spaces, scenic vistas, and a certain security and pride in the recognition that Solebury residents can become more self-sustaining in food production on their own land.

### What the Survey Results Show

- **96 percent** of respondents indicated they are supportive or very supportive of encouraging and preserving farming in Solebury.
- **73 percent** of respondents chose Retention of Rural Character as one of the top five things to consider while planning for the future of Solebury.
- **64 percent** of respondents chose Agricultural and Open Space Preservation as one of the top five things to consider while planning for the future of Solebury.

## Where We Are

Agriculture is a leading industry in the Commonwealth of Pennsylvania and plays a major role in the economy of Bucks County. Data from the U.S. Department of Agriculture's National Agricultural Statistics Service (NASS) shows the significance that agriculture plays in the regional economy, with Solebury being one of Bucks County's most significant farming communities. According to NASS's 2022 Census of Agriculture, Bucks County contained 871 farms totaling 69,018 acres. The average size of a Bucks County farm in 2022 was 79 acres.

Statewide programs, such as Act 43 and Act 319 provide incentives to protect and encourage active farming. In 1981, Act 43 created the Agricultural Security Area (ASA) program to help protect the agricultural industry from issues arising from new development occurring in areas historically used for farming. Solebury established an ASA in 1986, the fourth municipality to establish a security area in Bucks County. Under Act 319, landowners enter into a preferential assessment program which determines a property's tax assessment by soil classification and yield per acre, and are assessed at current use, instead of full market value. To be eligible for the program, the land must have a designated use of agricultural or forest reserve. Though this classification does not include any conservation mechanisms, it does show the desire of landowners to maintain properties as farms or woodlands.

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**As of 2026, Solebury Township has 203 parcels designated as Agricultural Security Areas, totaling 5,023 acres.**

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*Photo credit: Jim Searing*

In addition to the statewide programs for agriculture, Bucks County has the Agricultural Land Preservation Program (BCALPP) which focuses on preserving productive farmland through the purchase of conservation easements. The BCALPP compensates farmers for the difference between the fair market value (development value) and the agricultural value of their land. To be eligible for the program, the land must meet the following requirements:

- Size: minimum 35 acres
- Location: within an Agricultural Security Area
- Soils: minimum of 50 percent Class I through IV soils
- Harvest Criteria: minimum 50 percent harvested cropland/pastureland
- Plan approval: approved USDA Soil Conservation Plan in effect

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**17 parcels preserved under the Bucks County Agricultural Preservation Program, totaling 926 acres.**

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The size requirement for the BCALPP was reduced from a minimum of 50 acres to 35 acres in 2024. Since this change, Solebury has yet to preserve any additional land under the BCALPP and could benefit from reviewing properties in the township to see if any additional farmland is newly eligible to be preserved under this program.

Labor shortages, increased costs of production and an overall changing environment for agriculture have created barriers for many farmers in Solebury. To combat these challenges, many farmers are becoming more engaged in value-added processing of farm products and farm-based businesses.

In 2024, two farms in Solebury Township received value-added producer grants from the U.S. Department of Agriculture. These grants help agricultural producers generate new products, create or expand marketing opportunities, and increase producer income.

Pick-your-own produce, seasonal hayrides, other agritourism and agribusiness enterprises are part of local farming trends to keep farms profitable. Allowing for agricultural-related businesses that are accessory to the agricultural use, with safeguards to reduce impacts on the surrounding properties, benefit and ensure long-term viability of farm operations. Permitting agricultural-associated services, such as farm supply stores, machinery and parts suppliers, and feed operations may also be warranted in appropriate areas to serve the existing farming community.

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Understanding the importance of diversity in the agricultural sector, the township has taken action to support the farm community's goals of expanding farm-related operations. In May 2025, the Board of Supervisors amended the zoning ordinance to address agricultural accessory uses. The adopted ordinance allows for a variety of agricultural accessory uses including:

- Roadside stands for agricultural products grown on-site
- Community Supported Agriculture (CSA)
- Pick-your-own activities
- Farm to table events
- Day camps
- Seasonal festivals
- Cooking, canning, and freezing classes
- Hayrides
- Auction and sale of agricultural products
- Production and sale of wine, cider, distilled spirits, and beer from crops grown on the property

Before this update, agricultural accessory uses were limited to the storage, processing, and sale of farm products and agricultural structures such as fencing and sheds.

The ordinance also permits a limited number of special events that may not have a direct connection to a normal agricultural operation, such as wedding receptions, parties, and other events as an accessory to primary agricultural uses. Though these events may not be directly related to normal agriculture production, permitting a limited number of these events allows farm operators to add value to their property and supplement their normal agricultural operations.

Another pressing issue creating barriers in Solebury's farming community is the lack of attainable housing for farm workers. Due to increasing housing costs, many farm workers are unable to afford to live in, or near Solebury Township, lessening the pool of potential workers for farms. A shortage in labor greatly impacts the production capabilities of farms. To help address this farm worker housing issue, in July 2024, the Board of Supervisors updated the zoning ordinance to allow for accessory dwellings for agricultural workers as a conditional use in the RA and RB, Residential/Agricultural Districts. The ordinance adds Accessory Dwellings for Agricultural Workers as an accessory use to agriculture, allowing for one accessory dwelling unit on lots with a minimum of four acres, and two accessory dwelling units on properties of 50 acres or more.

The township has embraced sustainable farming for decades and continues to actively seek to engage in sustainable practices. Sustainable agriculture refers to an integrated system of plant and animal production practices having a site-specific application that will, over the long term:

- satisfy human food and fiber needs;
- enhance environmental quality and the natural resource base upon which the agricultural economy depends;

- make the most efficient use of nonrenewable resources and on-farm resources and integrate, where appropriate, natural biological cycles and controls;
- sustain the economic viability of farm operations; and
- enhance the quality of life for farmers and society as whole.

Sustainable farming is based on an understanding of the unique agricultural capabilities and carrying capacity of the site, considering factors such as slopes, quality of soil, air, drainage, and water availability, so that a uniquely suitable farm plan can be developed for each site.

The increasing consumer interest in sustainably-raised specialty crops, organic foods, and gourmet farm products provides new opportunities for local farmers to serve the local market and to supply nearby regional markets.

Sustainable farming practice includes mitigating runoff from nutrient-laden farm fields by good management practices that reduce surface runoff and soil sedimentation. To reduce the risk of contamination from pesticides, farmers reduce the use of fertilizer and use no-till practices and Integrated Pest Management techniques based on specific soils, climate, pest history, and crop conditions.

Solebury Township will continue to promote sustainable farming practice that is mindful of the carrying capacity of the land while protecting the environment, so that the township can support farming for future generations in harmony with the surrounding residential community and consistent with the intent of Act 38, the Agriculture, Communities, and Rural Environment (ACRE)

legislation. ACRE legislation took effect in 2005 and is important for farms because it helps to balance the legitimate business interests of agriculture with the environmental concerns of local citizens and elected officials. Municipalities are prohibited from adopting ordinances that restrict normal farming operations if those restrictions are in conflict with state law.

### Court Decision Summary

#### **Heritage Building Group, Inc. v. Plumstead Township Board of Supervisors. Commonwealth Court of Pennsylvania. No. 3020 C.D. 2002. October 17, 2003.**

This case involved Heritage Building Group, Inc. substantive challenge to the validity of Plumstead Township's zoning ordinance, alleging that the township failed to provide for its fair share of land for multi-family housing. In 2001, the Board of Supervisors issued a decision and order denying Heritage's validity challenge and rejecting its proposed curative amendment. The Court of Common Pleas of Bucks County affirmed the decision of the Plumstead Township Board of Supervisors. On appeal, the Commonwealth Court agreed with the Board that the term "developed" for purposes of the Surrick analysis should include active agricultural uses (e.g., crop farming, general farming, farm support, nursery and horticultural uses). As the Board noted, nothing in Surrick suggested that land developed for agricultural purposes could not be considered "highly developed" for the purposes of determining how much land was available in a municipality for construction of housing. The effect of this ruling is that agricultural land in Pennsylvania is a legitimate land use with a specific purpose and value to a municipality.

# Opportunities for Action

## 2.1 Establish Marketing Strategies for Solebury's Agriculture

Solebury Township has a diverse agricultural community made up of a wide variety of farms. While some farms have gained greater visibility than others, the agricultural community would benefit from increased, coordinated marketing that promotes agriculture throughout the township.

Many residents of Solebury and the surrounding area are unaware of the extensive agriculture community and how much of their produce is grown in Solebury soil. Creating a Solebury specific brand to certify local produce would provide greater recognition and understanding of the farming community.

Farmers in Solebury can work with organizations such as Visit Bucks County to help attract new visitors or promote special events happening on their farm. Visit Bucks County is an economic development agency and the official tourism promotion agency for Bucks County that provides marketing and communications assistance to county tourism businesses at no cost to the business. Farms in Solebury can work with Visit Bucks County to market their events and services to a greater audience, attracting more visitors.

Additionally, creating and maintaining a database of active farm operations, farm-related activities and farmers in the township would provide more information and advertising to residents about what local farms in Solebury have to offer. An interactive map to show where farms and farmstands are throughout the township could be included in this database to show residents where these farms are located. These efforts will serve as both a marketing and educational tool for both residents and visitors to Solebury.

## Action Steps

- Create a Solebury specific brand to certify local production from within the township
- Create a township-wide map with farmstands
- Increase public education and outreach efforts to enhance residents' knowledge of the agricultural system in Solebury Township
- Work with Visit Bucks County to ensure Solebury's farms and agricultural events are included in the greater Bucks County regional marketing efforts



*Photo credit: Jim Searing*

## 2.2 Enhance Partnerships with Township Departments and Outside Organizations

Solebury's farming community can greatly benefit from enhancing and creating new partnerships with existing township departments, surrounding municipalities and outside organizations.

In the Fall of 2025, the Farm Committee worked with Solebury's Parks and Recreation department to create a farm driving tour for residents to visit four participating farms in the township. Events like this help bring new visitors to the farms and educate residents about what the farms in their community have to offer. This was the first year that the township has held this event and plans to continue to grow the event in the years to come. The collaboration between the Farm Committee and Parks and Recreation Committee allows both committees to achieve their goals and provide agricultural community events for Solebury residents.

Working with surrounding townships and outside organizations can benefit Solebury's farmers as well. Solebury is one of many townships in Bucks County that values and relies on their agricultural community and is not alone in dealing with outside pressures impacting their ability to sustain agriculture in the township. Creating partnerships with the farming communities across Bucks County can help provide Solebury with additional marketing opportunities and gain knowledge and resources to support their farmers. It may be beneficial for Solebury's Farm Committee to hold a meeting and invite representatives from other Bucks County farming communities to discuss how they are navigating barriers in their township and bring that information back to Solebury farmers and the Board of Supervisors.

## Action Steps

- Continue working with Solebury's Parks and Recreation department to enhance agricultural related recreation events
- Host a meeting with other agriculture communities to discuss, including: marketing opportunities, event partnerships, and challenges to sustaining agriculture and potential solutions



*Photo credit: Sharon P. Maloney*

### 2.3 Review the Regulatory Environment around Agriculture

To sustain Solebury's agricultural community, the township must ensure a conducive regulatory environment for modern and emerging agricultural practices. Farmers' ability to farm their land is limited to the regulations set through both the township's zoning ordinance and easement restrictions, if the property has been preserved. Agricultural practices have evolved over time and easement language may no longer address the needs of farmers. The township should ensure newly established conservation easements are suited to modern farming practices.

Though there have been recent updates to the zoning ordinance to expand agricultural uses in the township, ongoing review of the township's zoning ordinance is needed to ensure farmers are able to adequately use their land and grow their business. Temporary and mobile agricultural facilities such as hoop houses, chicken coops, and seasonal farm stands are not currently permitted in the township, creating barriers to growth for some farmers and landowners.

Permitting and licensing for farm operations tend to provide barriers to growth for farmers. Streamlining the permitting and licensing process for farm operations could greatly benefit farmers who do not have the resources to provide the time and money it takes to receive the proper permits to expand their business.

Moving forward, it is important that the farming community is kept up to date with changes that may impact what they can do with their land. Annual zoning updates for farmers within Solebury can help ensure farmers are up to date with new regulations to maximize their land's potential.

### Action Steps

- Provide annual zoning updates for farmers within community
- Review opportunities to support agricultural production within Industrial and Commercial zones via community gardens, rooftop farming, and hydroponic/aquaponic operations, etc.
- Address existing conservation easement restrictions which may inadvertently prevent modern farm practices or necessary upgrades of existing buildings for modern agriculture production and sales
- Permit temporary and/or mobile ag facilities like hoop houses, chicken coops, and seasonal farm stands
- Streamline permitting and licensing for farm operations in the Township, including possible fee reductions for applications
- Update policies and ordinances to support emerging technologies on agricultural land, including Solar and Renewable Energy on Farm. As well as options for agricultural production within Industrial and Commercial zones via community gardens, rooftop farming, hydroponic/aquaponic operations, etc.

## 2.4 Promote Sustainable Agricultural Practices

Agriculture accounts for over 25 percent of land use in Solebury Township. Agricultural practices can have environmental impacts on water and air quality, soil health, and species habitat and diversity.

Solebury's 2014 comprehensive plan introduced the idea of "sustainable farming" that is based on an understanding of the unique agricultural capabilities and carrying capacity of the site, considering factors such as slopes, quality of soil, air drainage, and water availability, so that a uniquely suitable farm plan can be developed for each site.

Sustainable agricultural practices can include:

- Conservation tillage/no-till farming – minimizing the frequency or intensity of tillage operations, reducing soil disturbance, erosion, and pollution
- Cover cropping and crop rotation – planting legumes or other crops in the off-season, reducing erosion, increasing soil health, and supporting pollinators
- Nutrient management – maintaining a nutrient management plan for managing manure from animals and using best practices for manure application on crops
- Water management – controlling water use and runoff by managing irrigation rates and timing
- Integrated pest management – controlling pests with the least possible hazard to people, property, and the environment

- Tree breaks and buffering – providing forested and meadow buffers along the edges of agricultural operations to reduce erosion and provide biodiversity and species habitat

The Solebury Township zoning ordinance contains provisions for buffering, including a Riparian Corridor Conservation Overlay District along township creeks, their tributaries, lakes and ponds, wetlands, and the Delaware Canal. The overlay district extends 75 feet from the edge of the waterway, permitting only natural resource uses and road and utility crossings in the first 25 feet and permitting natural resource uses, farm and livestock uses, road and utility crossings, and recreational uses in the next 50 feet. The township zoning ordinance also provides for buffering where a subdivision is proposed adjacent to an agricultural use but does not contain requirements for buffering or a natural resource setback for farming uses adjacent to property lines or roads.

Many of the practices go above and beyond what is required by state and local regulations and are up to the individual farmer to implement. Finding and communicating viable and local examples of sustainable farming practices may be the most practical way of advancing agricultural sustainability in the township.

### Action Steps– Sustainable Agriculture Education

- Gather local examples of best practices
- Develop materials
- Develop a strategy to implement

# Focus Area 3:

## Environmental Stewardship & Sustainability

### Goals

**Conserve and manage the township's natural resources and landscapes**

**Implement actions to support sustainable development**

**Implement actions aimed at mitigating climate change**

**Pursue initiatives to reduce waste**

**Prevent, reduce and mitigate air, light, surface water and groundwater pollution**

### Lenses



**Sustainability** Conservation of Solebury's natural resources and efforts to mitigate climate change help to maintain the township's ecological integrity, which is a key component of sustainability. The protection and responsible management of groundwater quality and quantity, along with other critical natural resources, help ensure that current and future residents continue to benefit from these resources while supporting environmental health and maintaining or enhancing property values.



**Fiscal Responsibility** Actions to conserve resources, mitigate climate change, and reduce waste will reduce costs for residents and the township over the long run. Actions to mitigate the effects of climate change will result in a safer community that is more resilient to changes, leading to lower operating costs.



**Regional View** Natural resources are not bounded by political borders. Cooperation among municipal, county, state, and federal partners will be key to protecting Solebury's environment and mitigating the effects of climate change.

## Introduction

Environmental stewardship and planning for a sustainable community have long been fundamental in the township's comprehensive planning, land preservation, and regulatory initiatives. The township's land and water resources shaped the character of Solebury and continue to play an essential role in supporting the quality of life experienced by residents. Recognizing the significance of these resources in sustaining the health of the local ecosystem and the importance residents place on maintaining the natural environment, township officials continue to make environmental stewardship a top priority.

Carrying forward from the previous two comprehensive plans, the township continues to emphasize sustainability through policies and actions that seek to balance the need to provide for reasonable growth while protecting and conserving important natural resources. The responsible management of resources, the protection of biodiversity, and the mitigation of pollution, habitat degradation, and climate change are key elements to maintaining ecological stability.

### What the Survey Results Show

- **83 percent** of Solebury residents support a vision of sustainability for Solebury Township.
- **62 percent** of surveyed residents think Solebury Township should take action toward mitigating climate change.
- Support was shown for sustainable policies, including reducing single-use plastics, encouraging composting and food waste reduction, naturalizing township-owned properties, preserving land, and providing electronics recycling options.

## Where We Are

Solebury Township is fortunate to have an active Environmental Advisory Council (EAC) with a subcommittee focused on energy transition. Established in 2003, the EAC has been instrumental in setting and meeting environmental goals and regularly advises township committees, local watershed groups, and residents on matters related to the protection, conservation, and management of natural resources in the township. One of the most important tools used by the EAC, Planning Commission and Township Staff, to assure the township maintains a sustainable community is the [Environmental Impact Assessment \(EIA\) ordinance](#). The EIA applies to new development and other significant proposed land use changes and helps ensure a balance of environmental, social and economic factors is achieved through all new development. With advisory support from the EAC and other township committees, Solebury Township has employed an environmental protection and sustainability strategy based on five pillars:

### Protect Water Resources

Protecting groundwater quantity and quality is critical to Solebury's long-term sustainability. The township seeks to preserve clean water resources while accommodating responsible development through careful land use planning and various groundwater protection measures.

### Promote Sustainable Land Use Practices

The Land Preservation Committee (LPC) has been guiding land preservation in Solebury Township since 1987. Its goals include protecting ground water quality and supply, preserving farmland, protecting critical natural resources, and protecting scenic views. Through the efforts of the LPC, 40 percent of the township has been preserved. The EAC has worked to complement these conservation efforts by applying for and receiving Bird Town and Tree City designations and instituting a deer management program.

### **Minimize Pollution**

Solebury Township continues to monitor and work to improve water and air quality in the township. In 2013, the township enacted a new Act 537 plan to provide for best practices in wastewater management and enhance the quality of natural resources. Most of the township uses on-lot septic systems to process wastewater (only a portion of the township along Route 202 is connected to public sewer). The Act 537 plan identified problem areas associated with malfunctioning systems and provided recommendations toward improving these conditions. As a result, Solebury Township began a Sewage Management Program implemented by the adoption of three ordinances. These ordinances require the periodic pumping of septic systems, regulate the use of holding tanks, and regulate the permitting of new on-lot systems.

### **Mitigate Climate Change and Reduce Carbon Footprint**

Solebury Township recognizes the challenges of a changing climate. In 2020, the township joined the Sierra Club's "Ready for 100" campaign, which aims to move to 100 percent renewable electric power by 2035 and 100 percent renewable energy for heat and transportation by 2050.

Toward this end, the Energy Transition Committee (ETC) of the EAC was established to improve Solebury Township's energy efficiency and to develop and implement the Solebury Township Energy Transition Plan. The township has partnered with Penn State University to forward sustainability initiatives that include participating in the Pennsylvania Department of Environmental Protection's Local Climate Action Program (LCAP) and the university's capstone projects.

With assistance from the Sustainability Specialist on staff, the ETC has conducted an energy audit of the municipal complex to promote energy conservation, purchased renewable electricity and installed high-efficiency lighting for day-to-day township operations, and purchased an electric vehicle for township use. In 2025, Solebury Township adopted an alternative and passive energy ordinance to provide for the use of alternative energy systems.

### **Reduce Waste**

Waste reduction decreases pollution, reduces resource extraction impacts, saves energy, and increases the lifespan of our landfills. In Solebury Township, residents and homeowners' associations independently contract with licensed waste haulers to collect trash and recyclables. Solebury has been proactive in encouraging more sustainable waste disposal by its residents. The township has a program for "woody" waste, allowing the drop-off of tree trimmings, branches, brush, small logs, and Christmas trees (during the month of January). In recent years, Solebury Township has held electronics recycling events, and in 2022, the township adopted an ordinance to enact a ban on single-use plastics.

Through these collective actions, the township has earned Gold-level certification in the Sustainable PA program, a voluntary performance recognition program designed to help municipalities achieve sustainability goals.

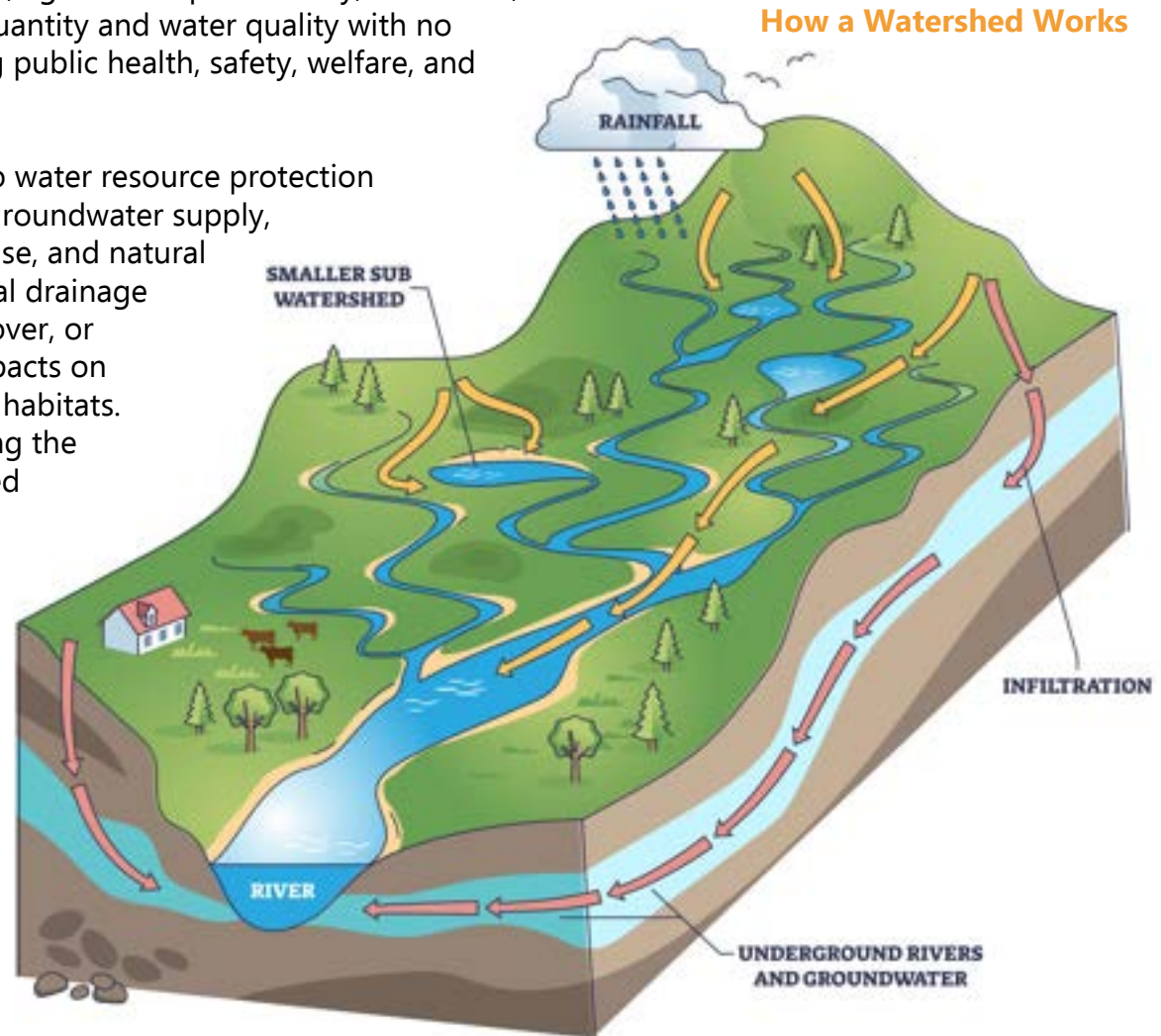
## Opportunities and Action Steps– Protect Water Resources and Related Facilities

### 3.1 Protect Township Water Assets

Water resources are among Solebury Township's most important natural assets. The Township relies entirely on groundwater for potable water supplies, while its streams, wetlands, floodplains, riparian corridors, and groundwater recharge areas support ecological health, agricultural productivity, recreation, and community character. Protection of both water quantity and water quality with no degradation is therefore fundamental to safeguarding public health, safety, welfare, and the Township's rural and environmental character.

Solebury Township's holistic "One Water" approach to water resource protection recognizes the interconnected relationship between groundwater supply, wastewater disposal, stormwater management, land use, and natural resource conservation. Development that alters natural drainage patterns, removes vegetation, increases impervious cover, or affects groundwater recharge can have long-term impacts on aquifers, stream baseflows, water quality, and aquatic habitats. Instrumental in monitoring, maintaining and enhancing the townships water resources are the volunteer watershed groups for the Paunacussing Creek, Primrose Creek, Aquetong Creek and Pidcock Creek. The watersheds of Solebury are shown on a map in the appendix.

The Township's zoning, subdivision and land development regulations, [Environmental Impact Assessment \(EIA\) Ordinance](#), [Stormwater Management Ordinance](#), [Act 537 Sewage Facilities Plan](#), [Carbonate Geology Overlay District](#), and natural resource protection standards work together to ensure that existing land uses, growth, and development occur in a manner that protects water resources while accommodating reasonable land use opportunities.



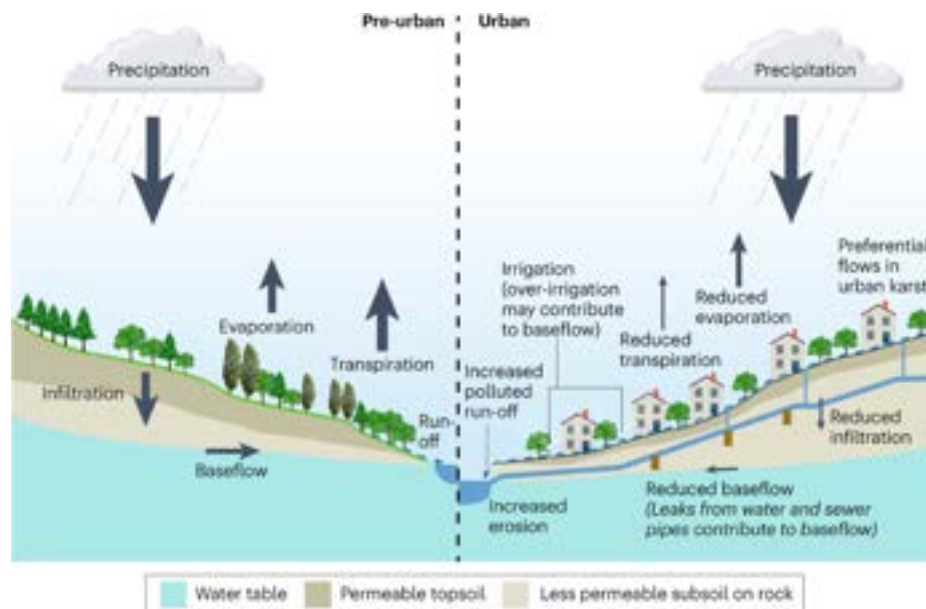
Source: Adobe.com

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## Two Distinct Water Resource Planning Areas

Water resource planning in Solebury Township must recognize two distinct service areas that have different water budgets, potential for pollution, infrastructure characteristics, and resource protection needs. A [water budget](#) is an accounting of the rate of:

- inflows (precipitation and septic system discharges),
- outflows (stormwater runoff and groundwater discharge to wells, streams and ponds/lakes),
- storage in a specific area (groundwater and ponds/lakes).



Source: Nature.com

As a fundamental practice to maintain sustainable water resources, Solebury protects and maintains water budgets to protect streams from erosion and mitigate peak flow flooding and sustain groundwater supply. In addition, potential sources of pollution to water are managed through ordinances, best management practices and public education, in addition to State and Federal regulations.

## Public Water and Sewer Service Areas

The more developed areas are generally located along the Route 202 corridor and adjacent to New Hope Borough. They are served by public water and sanitary sewer facilities. These areas are appropriate locations for the Township's most compact forms of residential and non-residential zoned development because public infrastructure is already available.

Although public water and sewer service reduces the reliance on individual wells and septic systems, water resource protection remains a priority. Water supplied by community systems ultimately originates from groundwater sources, and wastewater collected within the service area is conveyed outside the Township watershed for treatment and discharge. Consequently, maintaining groundwater recharge, minimizing impervious surface impacts, protecting stream corridors, and implementing effective stormwater management practices remain important objectives even in areas served by public utilities. Several residential areas are served collectively by community water systems supplied by one or more wells. For example, Aqua Pennsylvania, Inc. owns and operates a community water system that serves Peddler's View development; and The Bucks County Water and Sewer Authority (BCWSA) operates the largest

community water system in Solebury and uses four wells to provide water to over 700 connections in the area. Approximately 750 lots in Solebury, including the Fox Run, Ingham Mews, Yorkshire Meadows, North Pointe, Wilshire Hunt, and Fieldstone developments and the Logan Square Shopping Center, are served by this system. Wastewater effluent is collected and conveyed through pump stations and force mains across the Delaware River to a treatment plant located in New Jersey and operated by the Lambertville Municipal Utilities Authority (LMUA).

Recently, because of the continuing concern for the net export of water via sewage from the BCWSA service area out of the township to Lambertville, the township contracted to update their [Sustainable Water-Supply Evaluation for the Aquetong Creek Drainage Basin](#) along Route 202 corridor. The report provides an update on withdrawals and related wastewater data over the last five years and corresponding water table elevations that provides a measure of the sustainability of water supply in the public facilities area. In general, in the context of the water budget for this area, a sustainable water supply is adequate under normal precipitation conditions but may experience undersupply during a prolonged drought period. Continued monitoring and evaluation of new development water needs to maintain safe yields that are sustainable under all conditions is recommended throughout Route 202 Corridor. This report is limited in its scope to just the Route 202 corridor, and does not give an overall snapshot of the township's overall water-supply and budget.

In addition, storm water management is a high priority as the cumulative impact of impervious surfaces increases peak runoff and decreases recharge to groundwater in higher density development along the Route 202 Corridor.



*Photo credit: Kevin Morrissey*

Potential sources of contaminants in this area include storm water runoff from buildings roads and parking lots, chemical discharges to groundwater from light industrial/commercial facilities, leakage from sewage lines, septic system discharges, fertilizer and pesticide applications and airborne deposition of contaminants to soils infiltrating to groundwater. State and federal regulations require testing and treatment (as necessary) of water supplied by public utilities. Recently, both Aqua Pennsylvania, Inc. and BCWSA upgraded their water treatment system to remove PFAS ([forever chemicals, Perfluoroalkyl and polyfluoroalkyl substances](#)) from the water supplied to customers.

The Township will continue to direct higher intensity development/redevelopment toward existing sewer service areas while (1) avoiding unnecessary expansion of public sewer infrastructure beyond areas designated in the Act 537 Sewage Facilities Plan, (2) assuring maintenance of a sustainable supply of groundwater through management of water use and incentivizing enhancements of groundwater recharge as a condition of development, (3) protecting against the potential for increased flooding from impervious surfaces, including consideration of the increasing frequency of extreme weather events.

### **Private Well and On-Lot Septic Areas**

The majority of Solebury Township lies outside public utility service areas and relies upon private wells and on-lot wastewater disposal systems. In these areas, protection of groundwater quantity and quality is particularly important because groundwater serves as both the drinking water source and wastewater management systems, as well as an integral part of the natural hydrologic cycle.

Development in these areas must be carefully designed to:

- Maintain the natural water budget, especially the groundwater recharge capacity;
- Provide groundwater recharge through infiltration-based stormwater management;
- Avoid adverse impacts to neighboring wells from on-lot septic systems;
- Protect aquifers and groundwater quality;

- Preserve existing woodlands and vegetative cover;
- Minimize impervious surfaces;
- Protect wetlands, floodplains, and stream corridors; and
- Ensure long-term viability of on-lot wastewater disposal systems.

Because groundwater recharge and wastewater disposal occur on-site, maintaining natural infiltration and preserving open land are essential components of sustainable development in much of the township.

Potential sources of water contamination in this area include on-lot wastewater disposal systems, lawn and agricultural fertilizers and pesticides, aerial deposition of contaminants and non-point sources of pollution. As a provision of Act 537 Sewage Facilities Plan, Solebury requires maintenance of septic systems via periodic pumping out of septic tanks. None the less, many contaminants (e.g., nutrients, surfactants, some metals, solvents, and emerging contaminants such as Perfluoroalkyl and polyfluoroalkyl substances {PFAS}) flushed into septic tanks pass through septic tanks and into the environment. Consequently, the township encourages residents with on-lot septic systems to manage their systems in a manner that prevents and reduces the discharge of contaminants via [septic systems](#). In addition, periodic testing of private supply wells is recommended, including emerging contaminants such as PFAS which have numerous sources and potential toxicity effects at [exceptionally low concentrations](#).

### **Special Protection and Unique Water Resource Areas**

Solebury has several streams of Exceptional Value and High-Quality designated streams (e.g., Aquetong Creek and Paunacussing Creek) and wetlands. In addition, there are two groundwater areas that warrant special protection considerations.

The township enforces a Carbonate Geology Overlay District (also referred to as the Limestone Overlay District) to manage development in areas underlain by soluble limestone and dolomite bedrock. This district is designed to protect groundwater quality, prevent pollution, and mitigate safety hazards associated with sinkholes and ground subsidence. In addition, the township has delineated the recharge area to Ingham Spring that is a proposed critical water planning area.

An additional unique water resource owned by the state is the Delaware River Canal and towpath that parallels the Delaware River. Several small streams in Solebury feed into the canal and in several places, there are outfalls from the canal into streams near their confluences with the Delaware River. Management of peak water flows and sediment into the canal are key management considerations as well as resiliency during flooding.

Through an innovative public-private partnership with the Solebury School, Primrose Creek Watershed Association and Solebury Township, the township was able to purchase the former New Hope Crushed Stone quarry. Beginning in 2014, the quarry ceased operations and began a transition to environmental reclamation. In addition to fortifying the aquifer along the Primrose Creek watershed, the reclamation created a 60-acre lake. In 2025, Solebury Township acquired the 166-acre former quarry, and renamed the 60-acre lake Lake Solebury. Through its partnership with Solebury School, State

grants and resulting Township savings, the original \$3,200,000 purchase price has been reduced to less than \$500,000 to date, significantly reducing taxpayer burden, while protecting a valuable surface water asset for the township. This acquisition ensures the long-term environmental protection of the property with public recreational and educational potential.

### **Environmental Impact Assessment & Water Resource Protection**

The township's Environmental Impact Assessment (EIA) Ordinance serves as a critical planning tool for evaluating the potential impacts of development on water resources. Through the EIA process, applicants must identify environmental constraints, analyze potential impacts, and demonstrate how adverse effects on natural resources will be avoided, minimized, or mitigated. Also, the EIA process identifies the balance among social, environmental, and economic factors among alternative approaches to land development and redevelopment proposals.

The EIA process helps ensure that development decisions are informed by site-specific information in the context of the surrounding properties and regional context. The EIA should continue to function as an integrated planning tool that links the township's sustainability objectives with zoning, subdivision and land development review, infrastructure planning, and natural resource conservation.

### Action Steps

- Enhance water use efficiency and conservation; wastewater beneficial reuse; rainwater and stormwater capture and use; naturalize stormwater basins
- Encourage water conservation through building design and building retrofit standards
- Continued monitoring and evaluation of new development water needs to maintain safe groundwater yields that are sustainable under all conditions is recommended
- Discourage development in hazard zones. Consider such factors as vulnerability of water supply, wastewater, and stormwater infrastructure to natural hazards; flooding of homes and other infrastructure, regulation of water utility services for new development in hazard zones
- Restore, connect, and protect natural habitats and sensitive lands, including dam removals and construction of fish ladders around obstacles. Protection and restoration of natural areas that support water supply sources including both ground and surface waters
- Protection of ground and surface water supply sources; stormwater management measures; protecting water quality in natural systems; protection and restoration of waterways from urban runoff
- Encourage climate change adaptation. Respond to potential exacerbation of droughts and floods, natural hazards to water infrastructure, increased stormwater runoff, etc.
- Protect and manage streams, watersheds, and floodplains. Protection of aquatic ecosystems, recreational uses, and water supply sources from pollution of both ground and surface waters
- Reduce exposure to toxins and pollutants in the natural and built environments. Drinking water quality; control of on-lot septic systems, sanitary sewer maintenance; stormwater pollution control
- Provide community education on proper maintenance of private monitoring wells and on-lot septic systems
- Update the township ordinances on water wells to assure safety of supply while providing for reasonable uses of groundwater, including geothermal energy systems
- Coordinate local open space plans with regional green infrastructure plans. Protection of ground and surface water supply sources; management of flood-prone areas



*Photo credit: Sharon P. Maloney*

## Opportunities and Action Steps—Promote Sustainable Land Use Practices

### 3.2 Continue Deer Management Program

As referenced in the preceeding sections, Deer overpopulation and associated adverse impacts have been a long-standing concern in Solebury Township. Naturalists have determined that when European settlers arrived in this region, there were 8 to 10 deer per square mile. This density has been determined to be a sustainable level for the reforestation of the area's woodlands. However, through various human actions, such as the fragmentation of forest habitat, the removal of natural predators, and warming temperatures resulting from climate change, Pennsylvania's suburban deer population vastly increased. In 2022, the deer population in Solebury was estimated at 70 deer per square mile, as confirmed by an aerial drone survey.

The overpopulation of deer can create a risk to public health through spread of illness and potential vehicle collisions which can cause serious injuries and significant property damage. Though deer do not transmit Lyme disease, they help sustain large tick populations, increasing the risk of Lyme disease and other tick-borne illnesses. Due to the overabundance of deer, Bucks County leads, or is near the top, in Pennsylvania in agricultural and landscaping losses, vehicle collisions, and the number of reported Lyme disease cases. A serious environmental consequence of a high deer population is over browsing, which ultimately decimates the understory in woodlands, negatively impacting forest health and diversity. When the understory, which includes saplings and young trees and shrubs, is over-eaten, the forest is unable to regenerate. Also, the natural stormwater management provided by plant life is compromised as vegetation along stream banks is overgrazed.

To address the overabundance of deer, Solebury developed a deer management program intended to reduce crop and property damage, minimize the threat of disease, reduce deer-related accidents, and rebalance the local ecosystem. In 2022, the township contracted with the United States Department of Agriculture to conduct a deer management program. With agreement from property owners, certified USDA sharpshooters are brought in to reduce the size of the deer population. In the ensuing years, the documented density in the township has fallen to approximately 40 deer per square mile. Solebury Township police have reported a substantial reduction in vehicle-deer collisions and local farmers have reported lower agricultural losses. The township will continue to place importance on deer population control to protect public health & safety and support the efforts to restore and rebalance the township ecosystems.

### Action Steps

- Continue to maintain the deer management program as a priority to township operations
- Promote the township's deer management program to the community through the township website, newsletter, and local media outlets
- Continue to research new and developing methods for deer management
- Advocate a regional-wide deer management program to surrounding municipalities to ensure a broader response to overpopulation

### 3.3 Reforest and Rewild Township Properties

Reforestation and rewilding is the process of returning land altered by human activities to a more natural state. This can include such activities as allowing vacant land to return to meadow and, ultimately, forested conditions, restoring streambanks, and re-establishing the natural flow of streams and rivers. As mentioned in Opportunity 3.2, the proper management of the deer population in the township is essential to ensure rewilding efforts are successful.

Solebury Township has significant experience with natural resource restoration projects. The 2014 comprehensive plan prioritized restoring Aquetong Creek as a cold-water system and developing recreational use of Aquetong Spring Park. The Aquetong Restoration Project began in 2015 with the gradual draining of the lake, removal of the 150-year-old dam, and stabilization of the lakebed with grasses and wildflowers. Since then, the creek has begun to follow its natural course, with ongoing monitoring of water quality, fish populations, and downstream effects. Restoration efforts have included a 2015 public planting of 200 trees along the creek's riparian corridor, supported by TreeVitalize and local partners, and the 2017 release of 50 native brook trout by Bucks County Trout Unlimited. While the site remains in transition, the restoration continues to progress toward creating a thriving natural and recreational area.

In addition to township efforts, Solebury School has been engaged in restoring the riparian zone, enhancing plant diversity, and naturalizing land on its campus and elsewhere in the Primrose Creek watershed. This work has helped move the goals of the township forward and educate students on the importance of naturalizing properties. The township could greatly benefit from working with the Solebury School and expanding this work to the New Hope-Solebury School District to increase student involvement and potential projects.

### Action Steps

- Identify township-owned property suitable for rewilding
- Educate community and private landowners on rewilding techniques and benefits, potentially increasing stock of wild lands within the township
- Work with Solebury School and New Hope-Solebury School District to expand land naturalization efforts and education in schools
- Conduct site investigations of identified township properties to determine existing conditions and future needs to rewild the sites
- Develop a plan for natural habitat restoration
- Identify funding sources
- Implement the restoration plan

### 3.4 Restore Natural Habitats and Biodiversity

The removal of invasive plant species and restoration of natural habitats is essential to restoring and enhancing the biodiversity of Solebury Township. Invasive, or non-native, plants are plant species that have been introduced to areas outside of their natural growing range. Once introduced, invasive plant species typically spread aggressively, competing with and often displacing native plants. This shift disrupts the ecosystem of an area, as most local insects and wildlife can feed only on the native plants they co-evolved with.

Restoring Solebury's natural environment with native plantings helps to preserve the township's natural heritage. In addition to providing habitat for local insect, bird, and wildlife populations, native plants provide economic and ecological benefits, such as lower maintenance costs, less water and pesticide usage, reduced erosion and improved water quality through the deep root systems of native plants, and less pollution through the reduced need for mowing.

The township has taken steps to control exotic invasive plants and encourage planting natives. In 2016, the board of supervisors passed an ordinance prohibiting the planting of bamboo and regulating the control and spread of pre-existing bamboo. Also, the township's website includes an information page explaining the benefits of native plants, referencing the native landscaping around the township building as a living example.

In addition to the emphasis on planting natives, residents can help in restoring natural habitats on their property by incorporating low-mow techniques and or allowing for meadow plantings on their properties. Allowing grass and native vegetation to grow taller provides a habitat for wildlife, reduces need for mowing, and allows water filtration, and reduce stormwater runoff. The township should promote these practices and educate residents to help enhance the efforts of restoring natural habitats in the township.



*To create a more natural habitat and support local wildlife, the township has established native meadow plantings in front of the township building. Replacing the traditional mowed lawn, these meadows provide a home for native plant species while enhancing biodiversity and creating a more sustainable landscape.*

### Action Steps

- Consider establishing native landscaped areas, with signage, at all township parks
- Promote reduction of mowing on private and public lands to allow increased growth of native plants
- Investigate opportunities to further promote restoration of natural habitats, such as providing information at township events (e.g., National Night Out, Earth Day events, etc.)
- Plan community events, such as native plant giveaways, photo contests, native garden tours, and community planting events
- Remove invasive plant species on township-owned land, where possible; and encourage the removal of invasive plant species on privately-owned land
- Encourage property owners to meet the criteria necessary to apply for and obtain a Certified Wildlife Habitat designation through the [National Wildlife Federation](#)

### 3.5 Naturalize Stormwater Basins

Naturalizing stormwater basins is the process of transforming a conventional stormwater basin into a more natural ecosystem, providing both habitat and water quality treatment. Benefits of naturalized basins include reducing pollutants in runoff into streams, improving water quality, reducing air pollution from gas-powered mowers, and reducing maintenance costs. Naturalized basins have the additional benefits of being more aesthetically pleasing than traditional basins. They can also be used by municipalities to document process in reducing

stormwater pollution and managing runoff on their annual MS4 report.

Most of the stormwater basins in the township where naturalization could be implemented are not owned by the township. However, many of these basins are owned by homeowners' associations that may be interested in the naturalization of these properties, as they currently require mowing and periodic maintenance. In addition to funding such projects, education and outreach will be required to educate residents about the goals of the program and what adjacent property owners can expect.

### Action Steps

- Identify stormwater basins that can accommodate naturalization
- Prepare educational materials
- Appoint a representative from the Environmental Advisory Council to provide outreach and information to homeowners' associations regarding stormwater basin management
- Educate residents/homeowners association
- Negotiate acquisition of, or access to, basins
- Prepare plan to convert basins
- Acquire implementation funding
- Implement plan and track the performance of naturalization projects

## Opportunities and Action Steps– Minimize Pollution

### 3.6 Minimize Air, Particulate, Noise, and Light Pollution

Elevated levels of pollution can affect the health, safety, and quality of life of residents in Solebury. To create a healthier and more sustainable community, the township understands the importance of managing various forms of pollution through responsible planning, regulations, and community awareness. This section discusses air, particulate, noise and light pollution. See Section 3.1 for discussion of groundwater pollution.

#### Air Pollution

Due to its topographic features, Solebury Township is a designated air basin under the Pennsylvania Department of Environmental Protection (PA DEP). The PA DEP defines air basins as specific geographic areas, often valleys, where topographic features restrict airflow, leading to higher concentrations of air pollutants. As a designated air basin, Solebury Township is particularly sensitive to air and particulate pollution, and, therefore, subject to specific regulations under 25 Pa. Code § 121.1 regarding air contamination.

#### Noise Pollution

The United States Environmental Protection Agency (EPA) defines noise pollution as the presence of unwanted or excessive sound that disrupts human well-being, wildlife, and environmental quality. Unlike other forms of pollution, it is invisible but widespread, and detrimental to the health of humans and wildlife alike. The township seeks to maintain or reduce ambient noise levels throughout the community to protect residents' quality of life.

Warehouses, distribution facilities, and data centers are recognized to be significant contributors to both air and noise pollution via increased vehicular traffic, high-volume heating and cooling systems, ventilation, generators, heavy computing, and 24-hour operations schedules. The National Institutes of Health reaffirms that repeated or prolonged exposure to sounds at or above 85 decibels can cause permanent hearing damage—data centers often generate continuous noise levels exceeding 90 decibels. In an effort to prioritize public health, the Township has adopted an ordinance that regulates the construction of large commercial facilities in the community in order to minimize the negative environmental externalities associated with these structures.

#### Particulate Pollution

Two-stroke engines have been identified as a major source of particulate and noise pollution that can be regulated by local governments. The design of two-stroke engines allows unburned fuel and oil to be emitted as exhaust, which contains high levels of unburned hydrocarbons, carbon monoxide, and particulate matter which can cause respiratory and cardiac illnesses. The exhaust also includes formaldehyde and benzene, which are hazardous and highly carcinogenic compounds. Many types of landscaping equipment used within the Township—gas-powered leaf blowers, chain saws, some types of snow blowers—utilize two-stroke engines. Yet, their battery-powered equivalents do not have the same harmful effects. Therefore, the Solebury EAC will continue providing educational opportunities for residents to learn about all-electric alternatives, and will investigate the feasibility of an ordinance to restrict using two-stroke engines.



### **Light pollution**

Solebury Township is in the process of reviewing a “Dark Sky” ordinance in order to reduce the impacts of light pollution on wildlife, human health, and the nighttime sky. This ordinance will require the use of fully-shielded, downward-facing, light fixtures, implement appropriate curfews for external lighting, limit light trespass and glare, restrict the total amount and color temperature of light, and require that light is only used when and where it is needed. The goal is to preserve views of the night sky, reduce costs, reduce energy consumption, and reduce impacts on the environment, wildlife, and human health.

### **Action Steps**

- Explore opportunities to encourage community members to transition to electric equipment
- Investigate the feasibility of an ordinance to regulate the use of two-stroke engines
- Engage community in a discussion of costs, benefits, and implications of new ordinances to address air, light, and noise pollution

*Photo credit: Kevin Morrissey*

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# Opportunities and Action Steps– Mitigate Climate Change Impacts and Reduce Carbon Footprint

## 3.7 Continue to Implement the Solebury Township Energy Transition Plan

The Solebury Township Energy Transition Plan (2022) lists climate stabilization as one of its primary goals and recognizes that human-generated greenhouse gases play a direct role in fueling climate change. The plan emphasizes the need to reduce, and ultimately eliminate, greenhouse gases as a vital step in slowing the increase in average global temperatures that amplify the severity of climate events that impact the community. The energy plan lists four stated strategies:

- Reduce energy consumption through energy efficiency and conservation.
- Accelerate the replacement of fossil fuels with carbon-free energy sources, both on-site and at the utility level (i.e., utility-scale power generation).
- In buildings, transition propane-powered, oil-powered, and natural gas-powered, energy systems to all-electric systems (i.e., electrification).
- Transition gasoline-fueled cars to electric vehicles (EVs).

The strategies present a multi-faceted approach intended to provide weather mitigation, energy independence, cost-effectiveness, and healthy ecosystems and communities.

Solebury has implemented a number of the activities suggested in the energy plan, such as purchasing energy from renewable sources, replacing all township building lights and traffic lights with LEDs, and transitioning to electric power tools for township public works staff. The township recently adopted an alternative energy ordinance that offers guidance and outlines parameters

on alternative energy and passive energy options for residents and businesses. The energy plan includes proposed actions related to municipal facilities and infrastructure, township ordinances, community outreach, and effecting legislative changes at the state level, which Solebury will pursue and implement.

### Action Steps

- Adopt the Solebury Township Energy Transition plan as an amendment to Solebury 2035 and continue to implement proposed actions identified in the plan
- Seek available funding sources to help subsidize the cost of implementing recommendations in the township's energy transition plan
- Encourage and provide incentives, where possible, for residents, businesses and other property owners to use electricity from renewable sources



### 3.8 Continue Promoting Renewable Energy Systems and Implementing Energy Efficiency Measures

As a participant in the Sierra Club's "Ready for 100" campaign with a goal of moving to 100 percent renewable electric power by 2035, Solebury has taken steps to reduce its use of fossil fuels, in part, by purchasing energy from renewable resources. In alignment with this campaign, the Township purchased a 270 Kilowatt solar system that will offset 99 percent of the electricity used at the municipal complex. Township staff and consultants conducted a feasibility study that determined that investing in a solar system would yield long-term savings and guard against future electricity market volatility.

Looking toward the future, the Township will continue developing similar strategies in order to improve building efficiency, reduce fossil fuel consumption, and minimize greenhouse gas emissions associated with Township operations. Additionally, the Township will continuously investigate opportunities to support the residential and commercial sectors in working towards these goals.

Section 27-3204 of the township zoning ordinance provides a variety of alternative and passive energy sources that are permitted for residential and commercial use in the township. Solar, Geothermal, and Small Wind Energy systems are all permitted in the township. Educating residents on and promoting the use of these energy systems to residents can decrease the overall reliance on fossil fuels in Solebury.

In order to create a shared sense of responsibility and achievement within the community, the Township will engage a wide spectrum of community members—from students to builders, homeowners, and real estate professionals—through networking, education, mentorship, and dialogue. The Township

will support residents with resources and actionable goals, as well as investigate the potential for providing opportunities for workforce development to ensure an inclusive and effective energy transition. This strategy builds community awareness, fosters trust in the transition process, and prepares the local workforce for emerging opportunities in sustainability, clean energy and environmental stewardship. It will also reinforce local identity and pride, aligning with Solebury's values of stewardship, conservation, and collaboration.

#### Action Steps

- See the Township solar project to completion
- Continue working with an independent energy consultant to develop renewable energy solutions to power other Township properties and facilities
- Continue implementing measures to improve the energy-efficiency of other Township properties and facilities
- Continue to research potential funding sources and assess feasibility for other properties and facilities
- Continue developing timelines for budgeting and project completion
- Continue providing opportunities for students to participate in Township projects and initiatives
- Expand efforts to communicate Ready for 100 achievements to the community
- Educate residents on alternative energy options in the township

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# REDUCE

ENERGY CONSUMPTION  
THROUGH EFFICIENCY  
AND CONSERVATION



# REPLACE

PROPANE, OIL AND  
NATURAL GAS SYSTEMS  
TO ALL ELECTRIC  
SYSTEMS



# RENEWABLE

CARBON-FREE ENERGY  
SOURCES, BOTH ON-SITE AND  
AT THE UTILITY LEVEL



# RIDE

ELECTRIC VEHICLES (EVs)  
AND TRANSITION TO CARBON  
FREE TRANSPORTATION



## Opportunities and Action Steps– Reduce Waste

### 3.9 Continue Developing Sustainable Strategies for Managing Solid Waste and Recycling

Solebury Township currently has a multi-hauler system for solid waste removal and collecting recyclables. This system allows residents and businesses to choose their hauler; however, it generates additional traffic and is becoming less cost-efficient over time. Additionally, residents have little control of how their recyclables are managed and processed following collection by their hauler, which often results in many of those materials being disposed of in a landfill.

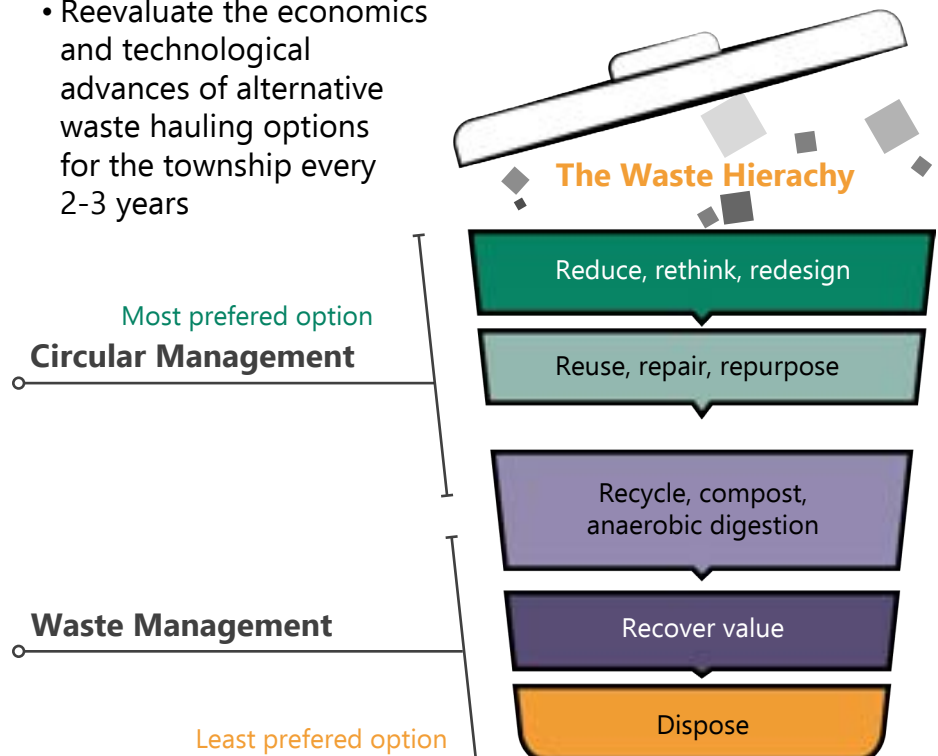
Solebury Township supports efforts to reduce the amount of waste that must be disposed of by supporting the waste management hierarchy – reduce, reuse, recycle, compost, waste-to-energy, landfill. To promote both reducing and reusing materials, composting, and other strategies, the Township organizes various participation and educational opportunities for the community.

Solebury Township can continue this work and expand their reach via partnerships with other organizations (such as the elementary school or local library) in order to hold swap events for specific items such as toys or books, where residents can come with an item they no longer need, and swap it with a new item that another no longer needs. Events with this structure help to reduce the amount of material that residents are disposing of, ultimately reducing the Township’s impact on the municipal waste stream.

Solebury Township will continue providing residents with opportunities to share, swap, or sell their belongings on the community scale in order to increase circular management, and avoid adding these items to the waste stream.

### Action Steps

- Continue investigating opportunities to network and partner with other organizations and municipalities to increase the capacity and scale of recycling and reuse events
- Determine the feasibility of increasing the frequency in which these events are held
- Continue providing education opportunities for residents, and businesses and organizations who operate in the Township
- Explore opportunities for municipal-level composting
- Reevaluate the economics and technological advances of alternative waste hauling options for the township every 2-3 years



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# Focus Area 4: The Future of Corridor

## Goals

**Incentivize multi-modal transportation (pedestrians, bicyclists, and vehicles) along the Route 202 corridor**

**Improve roadway safety for vehicles, pedestrians, and bicyclists**

**Incentivize enhancements and redevelopment along the 202 corridor**

**Ensure compatibility of improvements with adjacent neighborhoods and communities**

**Mitigate congestion, reduce emissions, and increase safety through planned improvements**

**Improve corridor aesthetics through appropriate setbacks, street improvements, architectural elements, targeted overlays, signage and landscaping**

**Improve active transportation efforts throughout the township by creating an Active Transportation Plan**

## Lenses



**Sustainability** The Route 202 corridor through Solebury provides residents with local shopping and consumer services. Ensuring the construction of identified roadway and pedestrian improvements will increase safety, improve traffic flow, and mitigate congestion. Use of sustainable development and transportation practices will improve opportunities for economic development and growth focused on the local needs of residents. Proposed changes to the corridor will actively balance environmental, social & economic considerations.



**Fiscal Responsibility** The Route 202 corridor serves as the township's economic hub, with a majority of the township's commercial and office uses located along or near this highway corridor. Investments in multi-modal transportation, roadway improvements and ordinance revisions for the corridor redevelopment will yield financial dividends while creating other value for community.



**Regional View** Route 202 is a major arterial route in the Northeast, crossing through the center of Solebury Township along its eight-state stretch from Delaware to Maine. As a regional transportation route, Route 202 connects New Jersey with central Bucks County. A well-functioning Route 202 corridor provides a regional benefit to Bucks County residents and businesses alike.

## What We Heard

### Residents' Favorite Places

U.S. Route 202, also known as Lower York Road through Solebury, is the township's primary commercial corridor, providing area residents with local access to retail and service businesses. Although only two miles long and two lanes wide in the township, most non-residential uses in Solebury are located along or near this corridor. The township's 2014 comprehensive plan, as well as a recent corridor study, classify Route 202 as a principal arterial road in the township. Route 202 is owned and maintained by the state.

During the "Focus Area Development" portion of the comprehensive plan process, the Route 202 Corridor was identified as important due to its regional connections, economic activity, development potential, and its daily use by most residents. The township held a public forum on "The Future of Route 202" in September 2025 to discuss the challenges and opportunities of the corridor. The forum began with a representative from Thomas Comitta Associates, a planning firm hired by the township, receiving feedback from residents on their favorite areas along the corridor. After receiving feedback, both the Township Manager and hired Traffic Engineer from Bowman Engineers, gave presentations to discuss the current state, and future plans, for the corridor.

The following characteristics of the Route 202 corridor were noted by Mark Roth, the township's traffic engineer, at the public forum:

- Route 202 has the highest traffic volumes in the township, accommodating roughly 18,000 vehicles per day. This number increases as seasonal traffic to Peddler's Village and New Hope rises.
- Shoulders don't exist in many areas along the roadway; where shoulders do exist, they are often not wide enough for vehicles to maneuver around cars turning left.
- Drivers experience traffic delays and long queues at intersections, particularly within the commercial district along Route 202 at intersections, during peak traffic periods.
- There is only one through lane on northbound Route 202 from Shire Drive to Route 179, which contributes to long queues and traffic congestion.
- The Route 202 corridor records the highest number of vehicular accidents in the township, a majority of which are rear-end crashes.

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The heavy traffic volumes and intensity of uses along Route 202 are a stark contrast to most roads in the rest of the township. With the exception of Route 32, which is the main north-south road in the township, the road network off the Route 202 Corridor in Solebury comprises rural local roadways that are typically narrow and not designed for high volumes of traffic. Maintaining the efficiency of Route 202 is important from a safety aspect as well as to preserve the integrity of the local roadways. By improving the function of the arterial, motorists are more likely to stay on Route 202 than to use local roadways to avoid congestion.

Residents attending the Future of Route 202 meeting noted several issues, which include the need for pedestrian improvements, highway and structure beautification, traffic signal coordination, and a unified, sustainable plan for the corridor.

### What the Survey Results Show

- **71 percent** of respondents said they travel on Route 202 daily; less than **1 percent** said they travel on Route 202 less than once per month.
- **77 percent** of respondents reported they are satisfied with travel time along Route 202 in Solebury.
- Survey takers identified **truck traffic, lack of bicycle/pedestrian safeguards, and distracted drivers**, as the top concerns while traveling along Route 202 in Solebury.
- **68 percent** of respondents are in support of the township expending resources, such as hiring a consultant to pursue state and federal funds for improvements along Route 202 in the township.

## Where We Are

### Land Use and Zoning

Land use along Route 202 is a mix of uses and intensities. Land use intensity is generally greater near Lahaska Village, where the Peddler's View subdivision and small village commercial uses are located, and near New Hope Borough, where the corridor becomes a mix of commercial and higher density residential uses. In between, land uses include low-density single-family residential, agricultural, roadside commercial, recreational, and natural resource land uses.

Development in the area between Lahaska and Aquetong Spring Park may be limited due to the area's underlying carbonate geology and reliance on private, on-lot water and sewage disposal systems. This area of Route 202 is zoned Residential Agricultural District (RA and RB districts) and Aquetong Village Commercial District (VC-1 District). The Carbonate Geology Overlay District, which overlays areas of known carbonate geology, requires that no principal or accessory building or structure be located closer than 100 feet to the rim of sinkholes, closed depressions, ghost lakes, surface pinnacles, lineaments, fracture traces, or disappearing streams.

Closer to New Hope Borough, infill and redevelopment opportunities become more viable, especially where access to public water and sewer is available. In 2026, a bank at the Logan Square Shopping Center was constructed and, just north of this site, the 93-unit Heritage Senior Living project was also completed. As of the adoption of this plan, the township is also considering a proposal to construct a 142-unit senior and age-restricted housing development in the 202 corridor adjacent to Heritage Senior Living.



Both these projects were developed within the township's TNC Traditional Neighborhood Commercial District, which is designed to enhance the rural and historic context of the community by encouraging protection of natural resources while promoting a unified development theme with consideration of retaining an appropriate streetscape along the Route 202 corridor.

The TNC District permits a mix of retail, commercial, office dwellings in combination with business use, and institutional uses and offers sustainable design incentives to encourage water conservation and groundwater recharge. The TNC District also offers sustainable design incentives to encourage water conservation and groundwater recharge. The application of sustainable practices such as water recycling, porous paving, vegetated roofs, and increased stormwater detention and infiltration provides the applicant with incentives for the disturbance of soils and woodlands, increased site coverage, and a greater number of uses permitted per lot.

### Transportation and Circulation

In 2021, McMahon Associates completed the [\*Route 202 Corridor – Transportation Master Plan\*](#). The objective of the study was to develop a corridor plan that supports future growth, enhances the existing roadways to reduce traffic congestion by improving regional traffic flow along the Route 202 Corridor through

smart transportation technology, and providing a sustainable plan for the future to support and control traffic growth. The development of this study was a follow-up to a recommendation from the 2014 comprehensive plan, which recommended that the circulation system of the township be studied in greater detail, including Route 202.

### Goals for the plan included:

- Provide a safe and equitable travel corridor for all users (pedestrians, bicycles, transit, vehicles).
- Provide a controlled, yet flexible environment capable of supporting of the various and diverse demands for future/ anticipated traffic and frontage development, including the following environmental support elements (see graphic on the next page).
- Develop a corridor plan for promoting development, redevelopment and sustainable growth.
- Improve traffic flow and reduce traffic congestion along the corridor.
- Provide a plan for the future to support and control traffic growth from development.

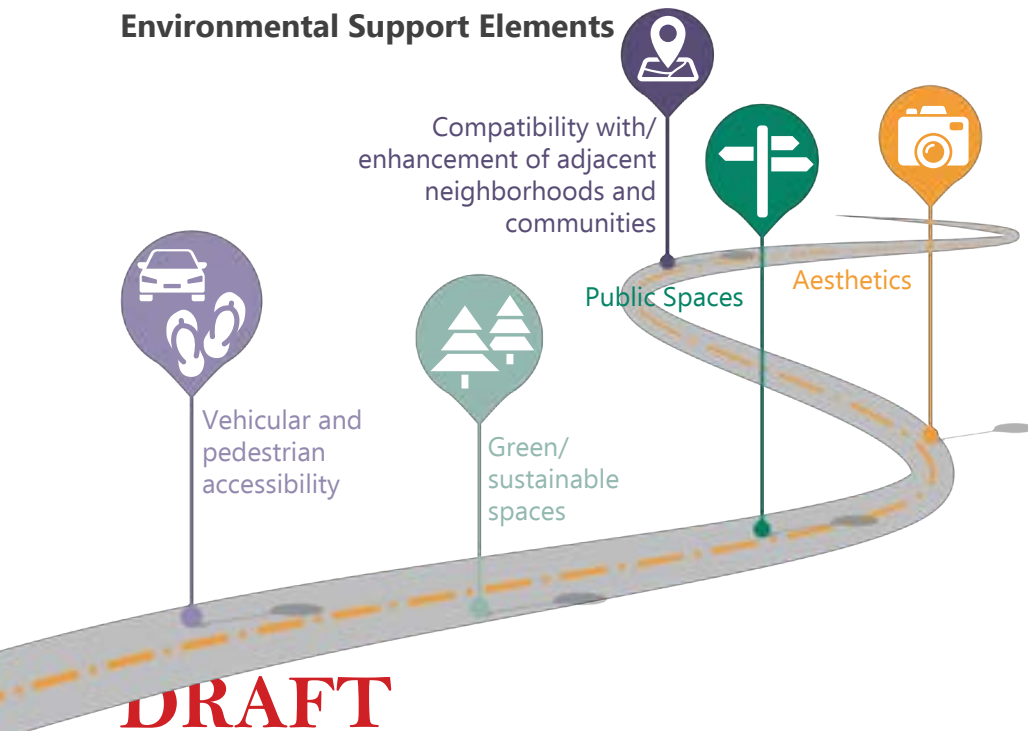
### Corridor Framework: Four Distinct Character Areas

The Route 202 corridor can be organized into four distinct character areas based on land use, development intensity, transportation and circulation patterns, infrastructure availability, environmental conditions, and community priorities. Future land use and transportation planning for Route 202 should respect the distinct character of these areas.

#### Northern Gateway Corridor

Spanning from the Delaware River Toll Bridge to the northern border of New Hope, this section of the Route 202 corridor serves as a gateway into Bucks County and includes the township's light industrial zoning district along the west side of Route 202. The east portion of this section of the corridor is zoned RA and consists of single-family homes and agricultural uses.

#### Environmental Support Elements



#### Mid-Northern Corridor (Village Center/Logan Square Gateway)

Located near Logan Square and the New Hope border, spanning to Reeder Road, this area has public water and sewer service and contains the township's highest development intensity. It is appropriate for limited, walkable redevelopment that improves aesthetics, enhances pedestrian access, and supports multimodal travel. Streetscape improvements and coordinated access management are priorities.

#### Mid-Southern Corridor (Aquetong Valley Heritage Area)

Spanning from Reeder Road to Upper Mountain Road, this area includes small commercial uses, preserved properties, and rural residential properties, and is appropriate for limited redevelopment. It serves as a visual and functional transition between the northern corridor section and rural landscapes. The priority is to maintain rural village character, improve safety, enhance landscaping, and provide trail connections without encouraging intensification.

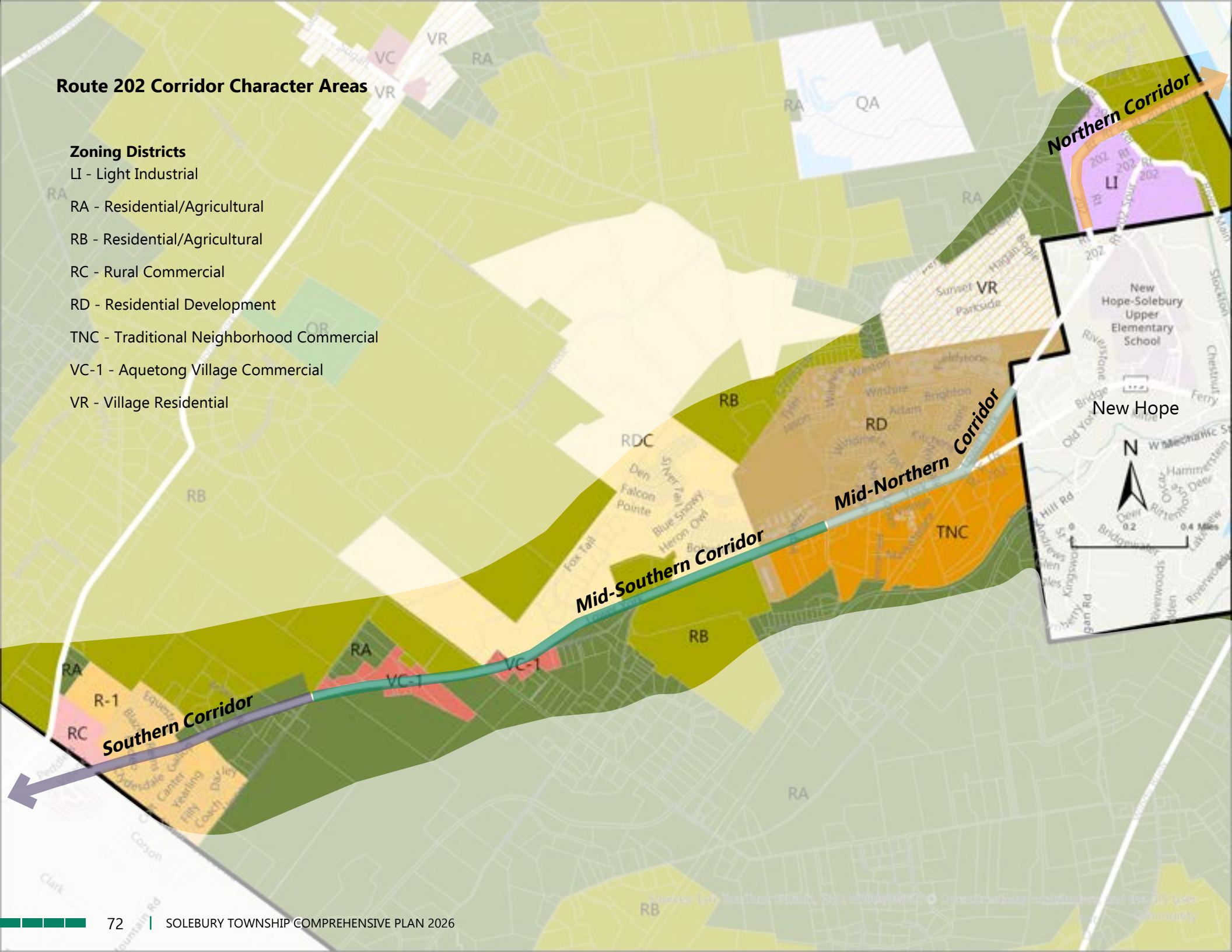
#### Southern Gateway (Peddlers Village Edge and Open Lands Area; includes Carbonate Geology)

Located between Upper Mountain Road and the Buckingham Township Line, this section includes environmentally sensitive lands, carbonate geology, preserved property and open farmland. It is not appropriate for sewer-dependent development due to risks of groundwater contamination. The focus in this area is safety improvements, scenic preservation, and trail connections.

**Route 202 Corridor Character Areas**

**Zoning Districts**

- LI - Light Industrial
- RA - Residential/Agricultural
- RB - Residential/Agricultural
- RC - Rural Commercial
- RD - Residential Development
- TNC - Traditional Neighborhood Commercial
- VC-1 - Aquetong Village Commercial
- VR - Village Residential



## Opportunities and Action Steps

**Solebury2035** recognizes the importance of the Route 202 corridor and the opportunities it presents. This plan continues to support the township's established policies and recommendations for the Route 202 corridor and includes the following Opportunities and Action Steps:

### 4.1 Provide Safe Multimodal Amenities and Connections

Multimodal transportation amenities play an important role in expanding mobility options for residents. The township is committed to providing alternatives to automobile travel by improving access to a variety of transportation modes. The township is in the early stages of conducting a feasibility study to evaluate the potential for an electric shuttle service along the Route 202 corridor to provide residents with a local public transportation option, and is actively working on enhancing the township's trail network for pedestrians and bicyclists.

The [\*2014 Solebury Township Comprehensive Plan\*](#) supported the establishment of a township-wide trail system by expanding bicycle and pedestrian facilities and linking destinations.

**Solebury2035** reemphasizes this policy and promotes efforts to continue growing the township's trail network. The need for safe pedestrian amenities and connections along Route 202 was identified as a top concern by respondents of the resident survey. Hiking trails, bike paths, and additional access to the canal towpath were the top suggestions residents noted in the survey that could be added to Solebury's present recreational opportunities. A pedestrian and bike trail connecting neighborhoods to commercial uses, parks, and amenities will help to improve pedestrian safety and increase recreational opportunities.

The [\*Bucks County Bicycle Master Plan\*](#), promoted an interconnected network of bicycle facilities for the county and the region. The county plan recommends an on-road connection from the Delaware River to Doylestown, with the suggested path crossing through Solebury along Route 202. The link, labeled a "Priority Spine," will connect activity centers, central business districts, recreational facilities, and tourist destinations.

The township's 2014 comprehensive plan supported the development of the Route 202 bike lane suggested in the county bike plan, and noted the township was working with neighboring municipalities and the county on right-of-way issues and environmental clearances. Since that time, the township's trail planning changed slightly to support the development of an off-road multi-use trail along Route 202 with a connection to the Canal Park Trail just north of New Hope.

Recent trail planning activities include recommendations for the township's future park along Route 202. The *Solebury Green Park Master Plan* (last updated December 19, 2024), adopted by the township in January of 2025, provides the framework for the new park on 13 acres along Route 202 between Shire Drive and Reeder Road. Adjacent to the Logan Square Shopping Center and within the most densely populated section of Solebury, this site is vacant with no pedestrian amenities. The master plan for the site prioritizes having connections to future bike trails and nearby commercial and residential areas. It shows a multi-modal trail through the site that will connect to the future trail along Route 202. Currently, the township is pursuing grant funding to construct the trails shown on the approved master plan and has received a grant to study the feasibility of an electric shuttle to increase multimodal options along this important corridor.

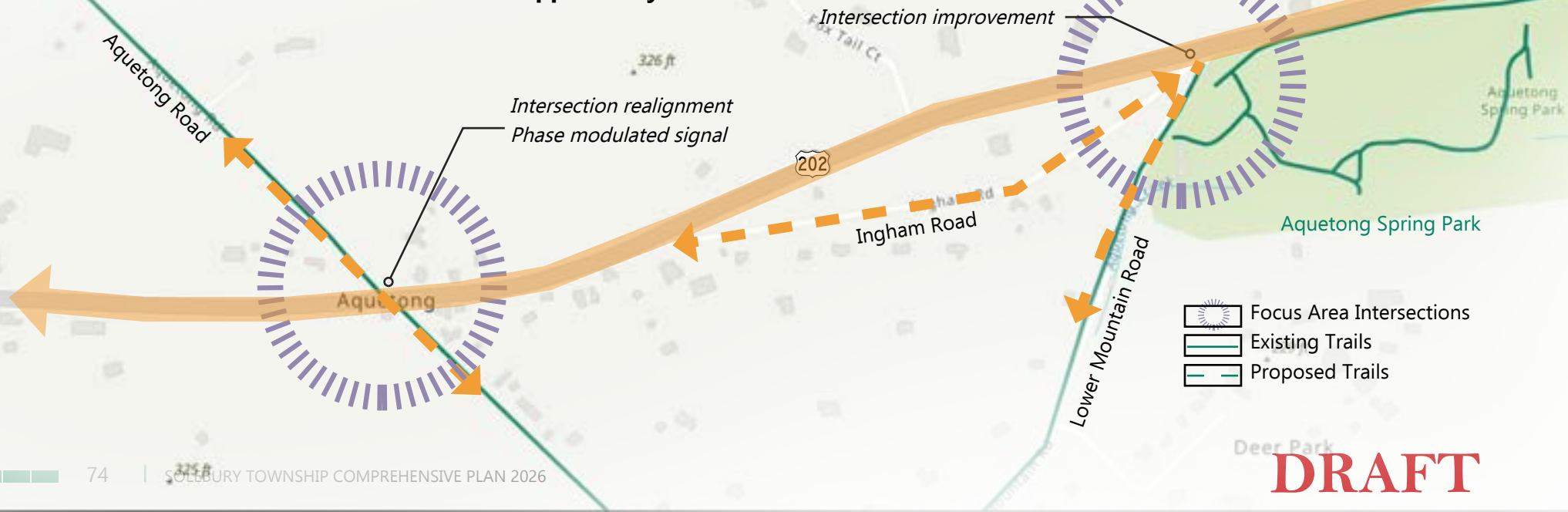
Since adoption of the township's 2014 comprehensive plan, Solebury has completed trail development along several stretches of Route 202, primarily at Aquetong Park and areas north of Kitchen Lane. Sidewalk and trail segments currently exist along Route 202 at Aquetong Park, in front of the Logan Square Shopping Center, and as part of the Solebury Township Gateway Trail from West Bridge Street/Kitchen Lane north to Canal Park. The newest section of the Gateway Trail, from Suga Road to Kitchen Lane/Route 179, opened in 2024.

There are no trails between Kitchen Lane/Route 179 and the Aquetong Spring Park trail located further south along Route 202. The township is in the process of conducting a trail feasibility study to determine the best locations for trail segments that have not been planned or constructed.

### Action Steps

- Continue to pursue funding sources to complete the planned trail along the Route 202 corridor
- Finalize the trail feasibility study, currently in progress, to determine the best locations for missing trail segments.
- Require through municipal ordinances, the construction of trails or the dedication of trail easements to the township when subdivisions and land developments along the approved Route 202 trail locations are proposed
- Complete development of an off-road multi-use trail along the Route 202 corridor that connects the Canal Park Trail near the river to Aquetong Spring Park
- Continue developing trail linkages to adjacent municipalities and county-wide systems

### Route 202 Opportunity Areas



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#### 4.2 Reduce Roadway Congestion through Improvements to Traffic Flow and Incorporate Access Management

Efficiency and safety are top priorities along the Route 202 corridor in Solebury Township. Improvement projects that incorporate access management techniques can create a safer, more efficient roadway for travelers while reducing congestion in the township's local and rural roads.



The township owns four traffic signals along the Route 202 Corridor and shares the financial responsibility with Buckingham Township for a fifth traffic signal located at the intersection of Route 202 and Street Road. The township has begun the process of upgrading the traffic signals along Route 202. The installation of new timing, emergency preemptions and video detection are some of the upgrades being considered to improve operations and efficiencies at township-owned signals.

The Route 202 Corridor – Transportation Master Plan identified several improvements at key areas along the Route 202 corridor to help achieve the goals of the township. Solebury Township is in the process of implementing these recommended improvements through the following proposed projects:

- **Realignment Aquetong Road at Route 202** – The township has plans to realign Aquetong Road at its intersection with Route 202. The offset of Aquetong Road across Route 202 requires the signal to operate on different phases, which adds delay to the traffic flow through this intersection and creates safety concerns for travelers. The proposed improvements to this intersection include realignment of Aquetong Road and the addition of left turn lanes on Route 202 for better traffic flow. The township is currently funding engineering studies for this intersection and plans to pursue additional, external funding sources for the physical work that will be done on the intersection. The township should continue to review potential funding opportunities to complete this work with diligent consideration of historical structures along the intersection.



*Intersection of Route 202 and Lower Mountain Road/Ingham Road*

• **Route 202 and Lower Mountain Road/Ingham Road –**

The township has been awarded a grant for engineering and design of this intersection. The natural topography and a large rock formation in this area make it more difficult to achieve the overall goals of improving this intersection. Though these limitations add restrictions on what improvements can be completed, the township is considering various upgrade options such as striping and channeling devices for this intersection. Aquetong Spring Park, a well-used township amenity, is adjacent to this intersection, with park access taken from Lower Mountain Road.

- **Route 202/Route 179/Kitchen Lane intersection –** Further east along Route 202, at its intersection with Route 179 and Kitchen Lane, the Pennsylvania Department of Transportation (PennDOT) is investigating the possibility of constructing a roundabout. The most recent proposal for the site includes a roundabout that can be constructed to fit within the existing footprint of the intersection, minimizing the land use impact to the surrounding area and residences. Project goals are primarily to decrease potential conflict points, provide safe pedestrian crossing opportunities, reduce vehicle speeds, allow traffic to flow continuously thereby minimizing delays, and environmental benefits including lower emissions and reduced noise pollution. Per the June 2026 PennDOT presentation, final design is expected in the Fall of 2026 and potential construction to begin in Spring of 2028.

**Action Steps**

- Continue with planned roadway improvements, as outlined in the Route 202 Corridor – Transportation Master Plan
- Pursue funding opportunities for updates to the Route 202 corridor, specifically the realignment of Aquetong Road and the intersection of Lower Mountain and Ingham Roads with Route 202
- Improve wayfinding signage for seasonal traffic and popular destinations
- Adopt and incorporate access management regulations in the zoning ordinance

**4.3 Create Corridor Enhancement Overlay District along the Route 202 Corridor**

Zoning overlays, or overlay zoning, are zoning districts applied to specific geographies based on unique, defined criteria, which are in addition to the standards outlined for the underlying base zoning district. Along the Route 202 corridor, a “Corridor Enhancement” overlay district would present an opportunity to create a more cohesive appearance and atmosphere and foster a more unified, attractive, and functional artery between Lahaska and New Hope. Such an overlay could include standards that would guide development, redevelopment, and access management, expand housing options, incorporate landscaping and beautification, and permit higher intensity development where sewer and water infrastructure are available.

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## Current Traffic along Route 202



## PennDOT Proposed Route 202 and Kitchen Lane Intersection (Conceptual only)



Goals for a Corridor Enhancement Overlay District for Route 202 may include:

- Guide the development pattern of land use to ensure consideration of existing historic and agricultural resources.
- Promote compact development through context-sensitive infill opportunities in the existing villages and hamlets along the corridor.
- Strive to achieve a balance of residential and nonresidential development in a mixed-use, walkable, pattern of buildings.

Section 605 of the Pennsylvania Municipalities Code permits additional classifications for the regulation of uses at, along, or near:

- Section 605.(2)(i) major thoroughfares;
- Section 605.(2)(iv) public grounds;
- Section 605.(2)(vi) places having unique historical, architectural or patriotic interest or value; or
- Section 605.(2)(vii) agricultural areas, and other places having a special character or use affecting and affected by their surroundings.

Given this framework, use regulations could be tailored to the district to meet the unique characteristics and different conditions along the Route 202 corridor. The Corridor Enhancement Overlay District could take the form of several overlay districts, and could, for example, use the corridor framework described by this chapter. The Northern Corridor would form an overlay characterized by higher intensity land uses and infrastructure that supports walkability and multimodal travel. The Mid-Corridor would form an overlay that maintains rural character, encourages redevelopment, and provides trail connections. The Southern Corridor would form an overlay that improves walkability and multimodal travel while also protecting environmentally sensitive land, scenic viewsheds, and farmland.

To support walkability and community character in the Mid-Northern Corridor, the Corridor Enhancement Overlay District could also be supplemented with design standards for this subarea. For example, a manual of written and graphic design standards would provide specific standards and visual references for specific design elements to guide development and help to achieve preferred outcomes. The written and graphic examples could be codified in a manual that could be an appendix to the zoning or subdivision and land development ordinance. These design standards could include provisions for elements such as:

- Building Form, Composition, and Size
- Building Location
- Parking Location
- Landscape Enhancement Features
- Streetscape Enhancement Features

#### Action Steps

- Create an outline for overlay district ordinance amendments based on character areas
- Map and Formalize the boundaries of the character areas of the Corridor Enhancement Overlay District
- Coordinate with the Planning Commission, township planner, and solicitor to confirm the PA Municipalities Planning Code enabling legislation
- Create an annotated outline for needed overlay district provisions to set the stage for future zoning ordinance amendments
- Depict and describe best practice examples to clarify preferred outcomes for the built and preserved environment along the Route 202 corridor
- Develop design standards based on the preferred outcomes
- Codify the overlay district and design standards

# 5. Future Land Use



# Future Land Use

## Goals

**Ensure the updated land use vision for Solebury Township is reflected in township ordinances and policies**

**Coordinate transportation improvements and trail planning with land use planning**

**Mitigate environmental impacts and risk by keeping high-risk uses away from sensitive resources such as critical watersheds, floodplains, and vulnerable geology**

**Promote the enhancement of the natural and built environment in line with the sustainability objectives within this plan**

## Lenses



**Sustainability** Land use and community sustainability are closely connected. Thoughtful land use planning helps ensure that environmental, economic, and social needs are met by preserving land, protecting water resources, creating opportunities for new businesses, and planning for trails and recreational spaces.



**Fiscal Responsibility** Careful land use planning helps ensure that development does not exceed the services a community can pay for, such as emergency services or water and sewer infrastructure.



**Regional View** Changes in land use can have region effects on population, housing demand, traffic, water supply, and the provision of services. Solebury's protection of open space and farming is a valuable aesthetic and historical asset to central Bucks County residents as it retains to high degree the landscapes that have attracted artists, writers, craftsmen, farmers and environmentally minded residents to Bucks County.



Photo credit: Jim Searing.

## The Solebury2035 Land Use Vision

Land use is how people have shaped and managed the natural and built environment. Solebury's land use is the result of past development patterns, land use regulations, preservation, and infrastructure development.

Land use planning seeks to order land use in efficient ways to reach a community defined vision. This vision is implemented broadly through policy documents like comprehensive plans, climate action plans, transportation plans, and recreation plans, but more specifically through regulations like zoning and subdivision and land development ordinances.

The **Solebury2035** Land Use Vision exemplifies the township's community vision and provides a physical framework for land use planning in 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."*

# The Future Land Use Plan

The **Solebury2035** Land Use Map is shown on the following page. The map depicts a vision for future land use conditions in Solebury township and shows designated future land use categories as follows:

**Agricultural/Low Density Residential** - Areas intended to preserve the rural character of agricultural and natural resources land. This area includes low density residential areas without access to public water and sewer.

**Mixed Commercial** – Higher intensity commercial, office, and residential areas designed to enhance the rural and historic context of the community by encouraging protecting natural resources while promoting a unified development theme with consideration of retaining an appropriate streetscape along the Route 202 corridor.

**Residential** – Medium density areas with access to public water and sewer.

**High Density Residential** – Higher density residential areas with access to public water and sewer.

**Light Industrial** – Industrial areas with access to public water and sewer and the regional transportation system which add to the township's economic manufacturing base.

**Parks and Recreation** – Parks and recreation land uses.

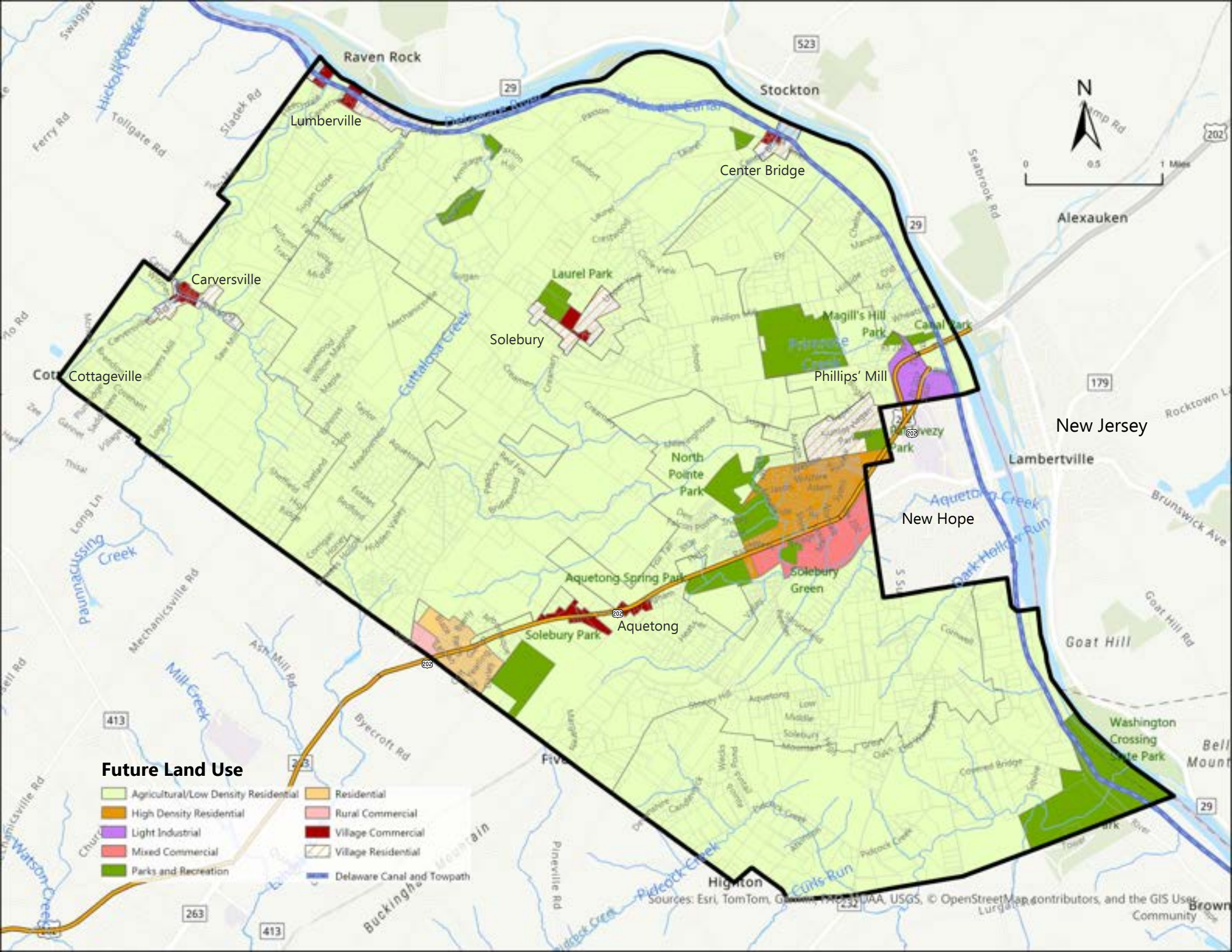
**Rural Commercial** – A mix of village-scale retail development in the Village of Lahaska.

**Village Commercial** – Small-scale commercial development within the Villages of Solebury, Carversville, Lumberville, and Centre Bridge that preserves and protects the historic character of the villages.



*Phillips' Mill*

*Photo credit: Kevin Morrissey*



# Future Land Use Planning Initiatives

## Housing

Solebury Township's housing conditions reflect a community with strong land and environmental stewardship values and a maturing population. While the Township has successfully protected large areas of farmland, open space, and natural resources, these same attributes have created some constraints on housing options within the township, particularly when combined with rising housing costs and limited housing diversity. These conditions create some challenges, as well as opportunities, for meeting evolving community needs. This Plan for Housing is proposed consistent with Section 301.(a)(2.1) of the Pennsylvania Municipalities Planning Code.

Section 301.(a)(2.1) indicates:

**"A Plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels."**

For Context, the following information on Housing Units in Solebury Township is noted below:

**3,747 Housing Units in 2020**

**3,786 Housing Units estimated in 2024/2025**

**2.28 Persons per Housing Unit**

(based on 8,642 persons and 3,786 Housing Units)

**3,834 Housing Units forecasted<sup>1</sup> by 2030**

(based on 8,742 population forecast divided by 2.28 persons per Housing Unit)

**3,845 Housing Units forecasted by 2040**

(based on 8,767 population forecast divided by 2.28 persons per Housing Unit)

Based on the above indicators of housing demand, an estimate of 59 additional Housing Units may be needed within Solebury by 2040 according to forecast models. This forecast confirms that Solebury's future housing needs are modest and can be accommodated without expanding development into agricultural, conservation or rural resource areas. This analysis does not capture the additional development that has occurred recently, including the development of the Birches Senior Living community which includes 93 dwelling units for senior residents.

Meeting these housing changes described in this section are highly achievable based on current land availability and current and potentially amended zoning in Solebury Township. Solebury planning should not be driven by, or obligated to adhere to, regional projected needs as those projections do not align with Solebury Townships Vision, land use goals, and housing goals.

<sup>1</sup> Based on the typical range of single-family housing units approved per year over the last five years.

For Solebury Township, this Comprehensive Plan advocates consideration of supplying new housing through different dwelling types than are currently permitted in township zoning. Some of these new housing types in Solebury may include:

- Accessory Dwelling Units (ADU's), such as an in-law suite
- Tiny Homes, such as a second dwelling on a Lot
- Mixed Use Development & Apartments Above Ground Floor Non-Residential Use, such as a Live-Work unit (dwelling unit above a first-floor office or retail use)
- Adaptive Reuse of existing non-residential buildings

These options are intended to provide small-scale, low-impact housing choices that fit within existing locations and do not require substantial new infrastructure or land conversion.

In order to retain its rural and historic character while adapting to new sustainable development, new housing types would have a low impact on the township's land use and its natural environment. This low impact effect would result because these new housing types may be done in targeted districts and prevent the conversion of farmland or forested land for housing. Similarly, these new types may allow the township to grow its stock of attainable housing with minimal impact on township's rural character and protected lands and geography.

Opportunities for more attainable housing within the municipality are currently being explored in consultation with community members. By focusing on attainable housing over the next 10 years, Solebury Township aspires to accommodate households of all income levels, with a particular focus on providing reasonable accommodations for workforce participants who may be currently priced out of the local, single-family housing market. Types of residents who may benefit from attainable housing options include:

- |                   |                                       |
|-------------------|---------------------------------------|
| • Teachers        | • Recent College Graduates            |
| • Farm workers    | • Starter families                    |
| • Postal Workers  | • Hospitality & retail workers        |
| • Police Officers | • Landscape and horticultural workers |
| • Firefighters    | • Other Workforce Personnel           |

In order to ensure a sustainable workforce and a diverse and vibrant economic sector, more diverse housing options will be explored through targeted infill and redevelopment opportunities specifically focused on different zoning districts of the township. The Zoning Opportunities for attainable housing could be one or more of the examples listed below:

- Small additions to existing residences for accessory dwelling units for in-law suites
- Conversions of existing garages, or other outbuildings to become apartments

- Conversions of barns on farms to provide farm worker housing
- Adaptive reuse of existing non-residential buildings for residential use
- Vertical expansion of existing non-residential buildings for apartments above ground floor uses (by creating a second story above an existing one story building)
- Introduction of tiny homes and cottages on small lots in the zoning districts with existing infrastructure
- Mixed-use commercial, residential construction along 202 corridor

The township may benefit from creating a specific 25 year housing plan that further explores demographic trends and forecasts housing needs, reviews existing zoning ordinances, clarifies remaining buildable land for new units, identifies redevelopment areas, creates a workforce and attainable housing plan, and identifies new types of housing that may be matched to each zoning district for sustainable, adaptable growth. In looking beyond the 10 year window of this Comprehensive Plan, Solebury Township may create a housing plan that is responsive to local needs within the regional context, shifting demographic and market conditions, and provides the requisite diversity of market-rate housing types that seamlessly fit within the character of the township. These zoning opportunities in coordination with township ordinance updates would need to be addressed as an implementation measure after the Comprehensive Plan is adopted.

## Parks and Recreation

Parks and recreation resources contribute significantly to the quality of life, health, environmental sustainability, and community character of the Township. These resources include not only publicly owned parks, trails, and preserved open spaces, but also a diverse network of privately owned recreational facilities, institutional lands, conservation areas, and other properties that provide opportunities for active and passive recreation. Together, these public and private assets form an interconnected system that supports residents of all ages, protects natural and scenic resources, promotes community engagement, and enhances the Township's attractiveness as a place to live, work, and visit. This section provides an overview of the township parks and recreation program to preserve, enhance, and expand recreational opportunities for current and future generations. The township is currently undergoing the process of updating their Parks and Recreation Plan, last updated in 2014. The plan will provide an inventory and analysis of existing parks and provide recommendations to help plan for the future of Solebury's parks and recreation. While **Solebury2035** does not include a complete inventory of parks and recreational facilities, the following sites represent planned projects that are expected to influence future land use patterns within the township in addition to other private enterprises that provide recreational opportunities to residents as well.



Lake Solebury

Photo credit: Kevin Morrissey

**DRAFT**

### **Bond House Rehabilitation**

Constructed in the 1940s, the Bond House was acquired by Solebury Township in 2009 as part of the purchase of the surrounding property, now known as Aquetong Spring Park. Since its acquisition, the structure has remained vacant. In 2026, Solebury Township was awarded \$350,000 in grant funding to support and adaptive reuse of the building.

Upon completion, the rehabilitated Bond House will provide approximately 750 square feet of indoor community programming space for meetings, educational programs, and special events. The project will also include an ADA-accessible indoor restroom, two public restrooms located within the adjacent garage, and a warming kitchenette. All HVAC and plumbing systems throughout the building will be fully replaced to meet modern standards, while significant historic architectural features—including original woodwork, trim, and moldings—will be carefully preserved. The second floor will be repurposed to provide office space and storage for Township staff.

### **Lake Solebury**

Solebury Township has acquired the 166-acre former New Hope Crushed Stone Quarry through an innovative partnership that significantly reduced the financial burden on taxpayers. Additionally, in early 2026, the Township was awarded a grant from the Department of Conservation and Natural Resources in the amount of \$800,000 toward the acquisition of the property. This resulted in a net cost of acquisition of less than \$500,000. This acquisition ensures the long-term environmental protection of the property and will provide public recreational potential.

The Township is in the beginning stages of planning for the phased development of the property. Full development—including remediation, evaluation, and the creation of a community-driven master plan—is expected to unfold over several years.

In March of 2026, the Board of Supervisors created the Lake Solebury Advisory Committee. The committee will evaluate the property and make recommendations for future uses and improvements to the Board of Supervisors. Following the work of the Lake Solebury Committee, the Township will embark on a formal master planning process projected to begin in 2027, contingent on available funding. This planning process will include looking at other examples of quarries that have been redeveloped into parkland and public outreach to educate residents on the project.

### **Solebury Green**

In 2020, Solebury Township purchased the 13-acre property now known as "[Solebury Green](#)." Located along Route 202, north of Reeder Road, the site contains a large open meadow surrounded by woodland and access to Aquetong Creek. In January of 2025, the Board of Supervisors adopted a final master plan for the park, which is poised to become a central gathering space for Solebury residents. This new public park will celebrate the township's culture, strengthen community connections, and provide multi-generational opportunities and spaces for passive recreation.

# 6. Implementation

# Summary of Recommended Actions

Implementation of the Township Comprehensive Plan will occur through a coordinated program of policy development, capital improvements, land use regulation, and ongoing public engagement. The Township shall use the Plan as a guide for decision-making by aligning zoning ordinances, subdivision and land development regulations, infrastructure investments, environmental protection initiatives, and economic development programs with the Plan's goals and objectives. Implementation will be carried out in partnership with elected officials, municipal commissions and committees, staff, residents, businesses, neighboring municipalities, and regional agencies. Progress will be monitored at least annually through measurable benchmarks

and periodic reviews by township staff, with updates made as needed to respond to changing community needs, demographic trends, economic conditions, and environmental challenges while maintaining the Township's long-term vision for sustainable growth, resource conservation, and enhanced quality of life. The annual report on implementation of the Comprehensive Plan will be aligned the Summary of Recommended Actions below for use by the Board of Supervisors in their annual planning activities and the compilation of annual reports will help inform the next complete update of the Comprehensive Plan in approximately 10 years.



| Action Steps                                                                                                                                             | Timeline  | Champions                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------|
| <b>Focus Area 1: Land and Historic Preservation</b>                                                                                                      |           |                                             |
| <b>1.1 Use the Bucks County Agricultural Land Preservation Program (BCALPP) to preserve additional agricultural land in Solebury</b>                     |           |                                             |
| A. Inventory agricultural lands in Solebury that are a minimum of 35 acres and meet the necessary County criteria to determine newly eligible properties | Ongoing   | Township Staff; Land Preservation Committee |
| B. Reach out to eligible property owners to inform and educate them on the application process                                                           | Ongoing   | Township Staff; Land Preservation Committee |
| C. Participate in the BCALPP Municipal Partnership Program                                                                                               | Ongoing   | Township Staff                              |
| <b>1.2 Maximize existing preservation funding potential</b>                                                                                              |           |                                             |
| A. Seek out additional funding sources funding preservation                                                                                              | 1-3 years | Township Staff; Land Preservation Committee |
| B. Seek out additional partnerships for funding preservation                                                                                             | 1-3 years | Township Staff; Land Preservation Committee |
| C. Pair township funding with available DCNR grant programs such as the Community Conservation Partnership Program Grant                                 | 1-3 years | Township Staff; Land Preservation Committee |
| D. Utilize Township funding to cover additional costs associated with preservation under the BCALPP                                                      | 4-5 years | Township Staff; Land Preservation Committee |
| E. Work more closely with the Bucks County Agricultural Land Preservation Municipal Partnership Program                                                  | Ongoing   | Township Staff; Land Preservation Committee |
| F. Utilize Solebury's recent inclusion into the Federal Highlands Boundary to pursue additional funding opportunities                                    | 1-3 years | Township Staff                              |
| G. Maintain current, and expand partnerships with local nonprofit land trusts                                                                            | Ongoing   | Township Staff; Land Preservation Committee |
| H. At the expiration of the current Land Preservation Bond in 2028, determine if additional bond referendum is needed for 2030                           | 3-5 years | Board of Supervisors                        |
| <b>1.3 Preserve Historic and Cultural Resources beyond Structures and Buildings</b>                                                                      |           |                                             |
| A. Update the Zoning ordinance to include updated ordinances for Heritage Roads to provide additional protection to these roads                          | 1-3 years | Township Staff; Board of Supervisors        |

| Action Steps                                                                                                                                                                                  | Timeline  | Champions                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------|
| <b>1.4 Review and Update Historical Documentation for the Township in a Preservation Plan</b>                                                                                                 |           |                                                 |
| A. Apply to become a Certified Local Government                                                                                                                                               | 1-3 years | Township Staff                                  |
| B. Create a historic preservation committee                                                                                                                                                   | 1-3 years | Township Staff; Historic Preservation Committee |
| C. Create a historic preservation plan for the township                                                                                                                                       | 3-5 years | Township Staff; Historic Preservation Committee |
| D. Update Historic Resources Inventory                                                                                                                                                        | 3-5 years | Township Staff; Historic Preservation Committee |
| E. Explore potential of including other historic villages as Act 167 Local Historic Districts                                                                                                 | 3-5 years | Township Staff; Historic Preservation Committee |
| <b>1.5 Use Local Ordinances as Preservation Tools as outlined in the Preservation Plan</b>                                                                                                    |           |                                                 |
| A. Within the Preservation Plan, review zoning ordinance to determine if additional preservation tools can be included in the ordinance                                                       | Ongoing   | Township Staff                                  |
| B. Compare current zoning districts and regulations to known historic structures to determine if a historic resources overlay district would be beneficial to Solebury's preservation efforts | 3-5 years | Township Staff; Historic Preservation Committee |
| <b>Focus Area 2: The Future of Farming</b>                                                                                                                                                    |           |                                                 |
| <b>2.1 Establish Marketing Strategies for Solebury's Agriculture</b>                                                                                                                          |           |                                                 |
| A. Create a Solebury specific brand to certify local production from within the township                                                                                                      | 1-3 years | Farm Committee                                  |
| B. Create a township-wide map with farmstands                                                                                                                                                 | 1-3 years | Township Staff                                  |
| C. Increase public education and outreach efforts to enhance residents' knowledge of the agricultural system in Solebury Township                                                             | Ongoing   | Farm Committee; Township Staff                  |
| D. Work with Visit Bucks County to ensure Solebury's farms and agricultural events are included in the greater Bucks County regional marketing efforts                                        | Ongoing   | Farm Committee; Township Staff                  |

| Action Steps                                                                                                                                                                                                                                                                                               | Timeline  | Champions                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------|
| <b>2.2 Enhance Partnerships with Township Departments and Outside Organizations</b>                                                                                                                                                                                                                        |           |                                                            |
| A. Continue working with Solebury's Parks and Recreation department to enhance agricultural related recreation events                                                                                                                                                                                      | Ongoing   | Farm Committee; Parks and Recreation Board; Township Staff |
| B. Host a meeting with other agriculture communities to discuss, including: marketing opportunities, event partnerships, and challenges to sustaining agriculture and potential solutions                                                                                                                  | 1-3 years | Farm Committee                                             |
| <b>2.3 Review the Regulatory Environment around Agriculture</b>                                                                                                                                                                                                                                            |           |                                                            |
| A. Provide annual zoning updates for farmers within the community                                                                                                                                                                                                                                          | Ongoing   | Farm Committee                                             |
| B. Review opportunities to support agricultural production within Industrial and Commercial zones via community gardens, rooftop farming, and hydroponic/aquaponic operations, etc.                                                                                                                        | 1-3 years | Township Staff                                             |
| C. Address existing conservation easement restrictions which may inadvertently prevent modern farm practices or necessary upgrades of existing buildings for modern agriculture production and sales                                                                                                       | 1-3 years | Township Staff; Farm Committee                             |
| D. Permit temporary and/or mobile ag facilities like hoop houses, chicken coops, and seasonal farm stands                                                                                                                                                                                                  | 1-3 years | Board of Supervisors; Township Staff                       |
| E. Streamline permitting and licensing for farm operations in the Township, including possible fee reductions for applications                                                                                                                                                                             | 1-3 years | Board of Supervisors; Township Staff                       |
| F. Update policies and ordinances to support emerging technologies on agricultural land, including Solar and Renewable Energy on Farm. As well as options for agricultural production within Industrial and Commercial zones via community gardens, rooftop farming, hydroponic/aquaponic operations, etc. | Ongoing   | Board of Supervisors; Township Staff                       |

| Action Steps                                                                                                                                                                                                                                                                          | Timeline  | Champions                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------|
| <b>2.4 Promote Sustainable Agricultural Practices</b>                                                                                                                                                                                                                                 |           |                                                                                                 |
| A. Gather local examples of best practices                                                                                                                                                                                                                                            | 1-3 years | Farm Committee; Planning Commission                                                             |
| B. Develop materials                                                                                                                                                                                                                                                                  | 1-3 years | Farm Committee; Planning Commission                                                             |
| C. Develop a strategy to implement                                                                                                                                                                                                                                                    | 1-3 years | Farm Committee; Planning Commission                                                             |
| <b>Focus Area 3: Environmental Stewardship and Sustainability</b>                                                                                                                                                                                                                     |           |                                                                                                 |
| <b>3.1 Protect Township Water Assets</b>                                                                                                                                                                                                                                              |           |                                                                                                 |
| A. Enhance water use efficiency and conservation; wastewater beneficial reuse; rainwater and stormwater capture and use; naturalize stormwater basins                                                                                                                                 | 1-3 years | Township Staff; Board of Supervisors;<br>Environmental Advisory Council;<br>Planning Commission |
| B. Encourage water conservation through building design and building retrofit standards                                                                                                                                                                                               | 1-3 years | Township Staff; Board of Supervisors;<br>Environmental Advisory Council;<br>Planning Commission |
| C. Continued monitoring and evaluation of new development water needs to maintain safe groundwater yields that are sustainable under all conditions is recommended                                                                                                                    | 1-3 years | Township Staff; Board of Supervisors;<br>Environmental Advisory Council;<br>Planning Commission |
| D. Discourage development in hazard zones. Consider such factors as vulnerability of water supply, wastewater, and stormwater infrastructure to natural hazards; flooding of homes and other infrastructure, regulation of water utility services for new development in hazard zones | Ongoing   | Township Staff; Board of Supervisors;<br>Environmental Advisory Council;<br>Planning Commission |
| E. Restore, connect, and protect natural habitats and sensitive lands, including dam removals and construction of fish ladders around obstacles. Protection and restoration of natural areas that support water supply sources including both ground and surface waters               | Ongoing   | Township Staff; Board of Supervisors;<br>Environmental Advisory Council;<br>Planning Commission |

| Action Steps                                                                                                                                                                                          | Timeline | Champions                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------------------|
| F. Protection of ground and surface water supply sources; stormwater management measures; protecting water quality in natural systems; protection and restoration of waterways from urban runoff      | Ongoing  | Township Staff; Board of Supervisors;<br>Environmental Advisory Council;<br>Planning Commission |
| G. Encourage climate change adaptation. Respond to potential exacerbation of droughts and floods, natural hazards to water infrastructure, increased stormwater runoff, etc.                          | Ongoing  | Township Staff; Board of Supervisors;<br>Environmental Advisory Council;<br>Planning Commission |
| H. Protect and manage streams, watersheds, and floodplains. Protection of aquatic ecosystems, recreational uses, and water supply sources from pollution of both ground and surface waters            | Ongoing  | Township Staff; Board of Supervisors;<br>Environmental Advisory Council;<br>Planning Commission |
| I. Reduce exposure to toxins and pollutants in the natural and built environments. Drinking water quality; control of on-lot septic systems, sanitary sewer maintenance; stormwater pollution control | Ongoing  | Township Staff; Board of Supervisors;<br>Environmental Advisory Council;<br>Planning Commission |
| J. Provide community education on proper maintenance of private monitoring wells and on-lot septic systems                                                                                            | Ongoing  | Township Staff; Board of Supervisors;<br>Environmental Advisory Council;<br>Planning Commission |
| K. Update the township ordinances on water wells to assure safety of supply while providing for reasonable uses of groundwater, including geothermal energy systems                                   | Ongoing  | Township Staff; Board of Supervisors;<br>Environmental Advisory Council;<br>Planning Commission |
| L. Coordinate local open space plans with regional green infrastructure plans. Protection of ground and surface water supply sources; management of flood-prone areas                                 | Ongoing  | Township Staff; Board of Supervisors;<br>Environmental Advisory Council;<br>Planning Commission |

| Action Steps                                                                                                                                     | Timeline  | Champions                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------|
| <b>3.2 Continue Deer Management Program</b>                                                                                                      |           |                                                                           |
| A. Continue to maintain the deer management program as a priority to township operations                                                         | Ongoing   | Township Staff; Planning Commission                                       |
| B. Promote the township’s deer management program to the community through the township website, newsletter, and local media outlets             | Ongoing   | Township Staff; Planning Commission                                       |
| C. Continue to research new and developing methods for deer management                                                                           | Ongoing   | Township Staff; Planning Commission                                       |
| D. Advocate a regional-wide deer management program to surrounding municipalities to ensure a broader response to overpopulation                 | Ongoing   | Township Staff; Planning Commission                                       |
| <b>3.3 Reforest and Rewild Township Properties</b>                                                                                               |           |                                                                           |
| A. Identify township-owned properties suitable for rewilding                                                                                     | 1-3 years | Township Staff;<br>Environmental Advisory Council;<br>Planning Commission |
| B. Educate community and private landowners on rewilding techniques and benefits, potentially increasing stock of wild lands within the township | Ongoing   | Township Staff;<br>Environmental Advisory Council;<br>Planning Commission |
| C. Work with Solebury School and New Hope-Solebury School District to expand land naturalization efforts and education in schools                | Ongoing   | Township Staff;<br>Environmental Advisory Council;<br>Planning Commission |
| D. Conduct site investigations of identified township properties to determine existing conditions and future needs to rewild the sites           | 1-3 years | Township Staff;<br>Environmental Advisory Council;<br>Planning Commission |
| E. Develop a plan for natural resource restoration                                                                                               | 1-3 years | Township Staff;<br>Environmental Advisory Council;<br>Planning Commission |



| Action Steps                                                                                                                                                                         | Timeline  | Champions                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------|
| F. Identify funding sources                                                                                                                                                          | 1-3 years | Township Staff;<br>Environmental Advisory Council;<br>Planning Commission |
| G. Implement the restoration plan                                                                                                                                                    | 4-5 years | Township Staff;<br>Environmental Advisory Council;<br>Planning Commission |
| <b>3.4 Restore Natural Habitats and Biodiversity</b>                                                                                                                                 |           |                                                                           |
| A. Consider establishing native landscaped areas, with signage, at all township parks                                                                                                | 1-3 years | Township Staff;<br>Environmental Advisory Council;<br>Planning Commission |
| B. Promote reduction of mowing on private and public lands to allow increased growth of native plants                                                                                | Ongoing   | Township Staff;<br>Environmental Advisory Council;<br>Planning Commission |
| C. Investigate opportunities to further promote restoration of natural habitats, such as providing information at township events (e.g., National Night Out, Earth Day events, etc.) | 1-3 years | Township Staff;<br>Environmental Advisory Council;<br>Planning Commission |
| D. Plan community events, such as native plant giveaways, photo contests, native garden tours, and community planting events                                                         | 1-3 years | Township Staff;<br>Environmental Advisory Council;<br>Planning Commission |
| E. Remove invasive plant species on township-owned land, where possible; and encourage the removal of invasive plant species on privately-owned land                                 | 1-3 years | Township Staff;<br>Environmental Advisory Council;<br>Planning Commission |
| F. Encourage property owners to meet the criteria necessary to apply for and obtain a Certified Wildlife Habitat designation through the National Wildlife Federation                | 1-3 years | Environmental Advisory Council;<br>Planning Commission                    |

| Action Steps                                                                                                                                                          | Timeline  | Champions                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------|
| <b>3.5 Naturalize Stormwater Basins</b>                                                                                                                               |           |                                                                           |
| A. Identify stormwater basins that could benefit from naturalization                                                                                                  | 1-3 years | Township Staff;<br>Environmental Advisory Council;<br>Planning Commission |
| B. Prepare educational materials                                                                                                                                      | 1-3 years | Township Staff;<br>Environmental Advisory Council;<br>Planning Commission |
| C. Appoint a representative from Environmental Advisory Council to provide outreach and information to homeowners' associations regarding stormwater basin management | 1-3 years | Township Staff; Environmental Advisory Council;<br>Planning Commission    |
| D. Educate residents/homeowners' associations                                                                                                                         | 1-3 years | Township Staff;<br>Environmental Advisory Council;<br>Planning Commission |
| E. Negotiate acquisition of, or access to, basins                                                                                                                     | 1-3 years | Township Staff; Board of Supervisors;<br>Planning Commission              |
| F. Prepare plan to convert basins                                                                                                                                     | 1-3 years | Township Staff;<br>Environmental Advisory Council;<br>Planning Commission |
| G. Acquire implementation funding                                                                                                                                     | 1-3 years | Township Staff;<br>Environmental Advisory Council;<br>Planning Commission |
| H. Implement plan and track the performance of naturalization projects                                                                                                | 4-5 years | Township Staff;<br>Environmental Advisory Council;<br>Planning Commission |

| Action Steps                                                                                                                                             | Timeline  | Champions                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------------------------------------------|
| <b>3.6 Minimize Air, Particulate, Noise, and Light Pollution</b>                                                                                         |           |                                                              |
| A. Explore opportunities to encourage community members to transition to electric equipment                                                              | 1-3 years | Township Staff; Board of Supervisors;<br>Planning Commission |
| B. Investigate the feasibility of an ordinance to regulate the use of two-stroke engines                                                                 | 1-3 years | Township Staff; Board of Supervisors;<br>Planning Commission |
| C. Engage the community in discussion of costs, benefits, and implications of new ordinances to address air, light, and noise pollution                  | 1-3 years | Township Staff; Board of Supervisors;<br>Planning Commission |
| <b>3.7 Continue to Implement the Solebury Township Energy Transition Plan</b>                                                                            |           |                                                              |
| A. Adopt the Solebury Township Energy Transition plan as an amendment to Solebury 2035 and continue to implement proposed actions identified in the plan | 1-3 years | Township Staff; Board of Supervisors;<br>Planning Commission |
| B. Seek available funding sources to help subsidize the cost of implementing recommendations in the township's energy transition plan                    | 1-3 years | Township Staff; Board of Supervisors;<br>Planning Commission |
| C. Encourage and provide incentives, where possible, for residents, businesses and other property owners to use electricity from renewable sources       | Ongoing   | Township Staff; Board of Supervisors;<br>Planning Commission |
| <b>3.8 Continue Promoting Renewable Energy Systems and Implementing Energy Efficiency Measures</b>                                                       |           |                                                              |
| A. See the Township solar project to completion                                                                                                          | 4-5 years | Township Staff; Board of Supervisors;<br>Planning Commission |
| B. Continue working with an independent energy consultant to develop renewable energy solutions to power other Township properties and facilities        | Ongoing   | Township Staff; Board of Supervisors;<br>Planning Commission |
| C. Continue implementing measures to improve the energy-efficiency of other Township properties and facilities                                           | Ongoing   | Township Staff; Board of Supervisors;<br>Planning Commission |

| Action Steps                                                                                                 | Timeline  | Champions                                                                                       |
|--------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------|
| D. Continue to research potential funding sources and assess feasibility for other properties and facilities | Ongoing   | Township Staff; Board of Supervisors;<br>Planning Commission                                    |
| E. Continue developing timelines for budgeting and project completion                                        | Ongoing   | Township Staff; Board of Supervisors;<br>Planning Commission                                    |
| F. Continue providing opportunities for students to participate in Township projects and initiatives         | Ongoing   | Township Staff; Board of Supervisors;<br>Planning Commission                                    |
| G. Expand efforts to communicate Ready for 100 achievements to the community                                 | 1-3 years | Township Staff; Board of Supervisors;<br>Planning Commission                                    |
| H. Educate residents on alternative energy options in the township                                           | 1-3 years | Township Staff; Board of Supervisors;<br>Environmental Advisory Council;<br>Planning Commission |

### 3.9 Continue Developing Sustainable Strategies for Managing Solid Waste and Recycling

|                                                                                                                                                                             |           |                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------|
| A. Continue investigating opportunities to network and partner with other organizations and municipalities to increase the capacity and scale of recycling and reuse events | 1-3 years | Township Staff;<br>Environmental Advisory Council |
| B. Determine the feasibility of increasing the frequency in which these events are held                                                                                     | 1-3 years | Township Staff;<br>Environmental Advisory Council |
| C. Continue providing education opportunities for residents, and businesses and organizations who operate in the Township                                                   | Ongoing   | Township Staff;<br>Environmental Advisory Council |
| D. Explore opportunities for municipal-level composting                                                                                                                     | 1-3 years | Township Staff;<br>Environmental Advisory Council |
| E. Reevaluate the economics and technological advances of alternative waste hauling options for the township every 2-3 years                                                | 1-3 years | Township Staff;<br>Environmental Advisory Council |

| Action Steps                                                                                                                                                                                                               | Timeline  | Champions                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------|
| <b>Focus Area 4: The Future of 202</b>                                                                                                                                                                                     |           |                                                           |
| <b>4.1 Provide Safe Multimodal Amenities and Connections</b>                                                                                                                                                               |           |                                                           |
| A. Continue to pursue funding sources to complete the planned trail along the Route 202 corridor                                                                                                                           | 1-3 years | Township Staff; Board of Supervisors                      |
| B. Finalize the trail feasibility study, currently in progress, to determine the best locations for missing trail segments                                                                                                 | 1-3 years | Township Staff; Outside Consultant                        |
| C. Require through municipal ordinances, the construction of trails or the dedication of trail easements to the township when subdivisions and land developments along the approved Route 202 trail locations are proposed | 1-3 years | Township Staff; Board of Supervisors                      |
| D. Complete development of an off-road multi-use trail along the Route 202 corridor that connects the Canal Park Trail near the river to Aquetong Spring Park                                                              | 1-3 years | Township Staff; Board of Supervisors                      |
| E. Continue developing trail linkages to adjacent municipalities and county-wide systems                                                                                                                                   | Ongoing   | Township Staff; Board of Supervisors                      |
| <b>4.2 Reduce Roadway Congestion through Improvements to Traffic Flow and Incorporate Access Management</b>                                                                                                                |           |                                                           |
| A. Continue with planned roadway improvements, as outlined in the Route 202 Corridor - Transportation Master Plan                                                                                                          | 1-3 years | Township Staff; Outside Consultant                        |
| B. Pursue funding opportunities for upgrades to the Route 202 corridor, specifically the realignment of Aquetong Road and the intersection of Lower Mountain and Ingham Roads with Route 202                               | 1-3 years | Planning Commission; Township Staff; Board of Supervisors |
| C. Improve wayfinding signage for seasonal traffic and popular destinations                                                                                                                                                | 1-3 years | Township Staff                                            |
| D. Adopt and incorporate access management regulations in the zoning ordinance                                                                                                                                             | 1-3 years | Planning Commission; Township Staff; Board of Supervisors |

| Action Steps                                                                                                                                     | Timeline  | Champions                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------------------------------------------|
| <b>4.3 Create Corridor Enhancement Overlay District along the Route 202 Corridor</b>                                                             |           |                                                              |
| A. Create an outline for overlay district ordinance amendments based on character areas                                                          | 1-3 years | Planning Commission; Township Staff                          |
| B. Map and Formalize the boundaries of the character areas of the Corridor Enhancement Overlay District                                          | 1-3 years | Planning Commission; Township Staff                          |
| C. Coordinate with the Planning Commission, township planner, and solicitor to confirm the PA Municipalities Planning Code enabling legislation  | 1-3 years | Township Staff; Planning Commission                          |
| D. Create an annotated outline for needed overlay district provisions to set the stage for future zoning ordinance amendments                    | 1-3 years | Township Staff; Board of Supervisors                         |
| E. Depict and describe best practice examples to clarify preferred outcomes for the built and preserved environment along the Route 202 corridor | 1-3 years | Planning Commission; Township Staff                          |
| F. Develop design standards based on the preferred outcomes                                                                                      | 1-3 years | Planning Commission; Township Staff                          |
| G. Codify the overlay district and design standards                                                                                              | 1-3 years | Planning Commission; Township Staff;<br>Board of Supervisors |

Contact Solebury Township to reach out to “Champions” for specific action step.



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**DRAFT**

# 7. Consistency with Pennsylvania Municipalities Planning Code

# Consistency with the Pennsylvania Municipalities Planning Code

**Solebury2035** must meet the comprehensive planning requirements of the Pennsylvania Municipalities Planning Code (PaMPC) as described in Article III, Section 301. The following is a summary of those MPC requirements and a reference for how this plan addresses them.

| PaMPC Requirement                                                                                                                                                                 | Location                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statement of community development objectives                                                                                                                                     | Vision Statement and Guiding Principles (Page 8)                                                                                                                                                                                                                          |
| Plan for land use                                                                                                                                                                 | Future Land Use Plan (Pages 72-79)                                                                                                                                                                                                                                        |
| Plan to meet housing needs                                                                                                                                                        | Future Land Use Plan (Pages 76-78)                                                                                                                                                                                                                                        |
| Plan for movement of people and goods                                                                                                                                             | Focus Area 4: The Future of 202 (Pages 59-70)                                                                                                                                                                                                                             |
| Plan for community facilities                                                                                                                                                     | Focus Area 3: Environmental Stewardship and Sustainability (Pages 45-58)<br>Future Land Use (Pages 72-79)                                                                                                                                                                 |
| Statement of interrelationship among various plan components                                                                                                                      | Implementable Comprehensive Planning focuses on major issues in the community. The interrelationships among plan Focus Areas can be understood in the context of background descriptions and findings.                                                                    |
| Short- and long-term implementation strategies                                                                                                                                    | Chapter 6: Implementation (Pages 80-90)                                                                                                                                                                                                                                   |
| Statement that existing and proposed development is compatible with existing and proposed development in adjacent communities and consistent with the county's comprehensive plan | The strategies in this document are consistent with <u>Bucks2040</u> , the county comprehensive plan. Most of Solebury Township is identified as a "Rural/Mixed Use" area, with portions of the township closer to New Hope and Buckingham identified as "Suburban Area." |
| Plan for protection of natural and historic resources                                                                                                                             | Focus Area 1: Land and Historic Preservation (Pages 24-35)<br>Focus Area 3: Environmental Stewardship and Sustainability (Pages 45-58)                                                                                                                                    |
| Plan for reliable supply of water                                                                                                                                                 | Focus Area 3: Environmental Stewardship and Sustainability (Pages 45-58)                                                                                                                                                                                                  |

# Appendix A: Summary of Community Survey Results

# Appendix B: References



# Appendix B: References

[Route 202 Corridor - Transportation Master Plan 2020](#)

[Solebury Township Historic Districts Part I – History & Maintenance Manual \(2007, last revised July 2023\) and Part II – Design Guidelines \(2008, last revised July 2023\)](#)

[Solebury Green Park Master Plan \(2024\)](#)

[Solebury Township Open Space Plan \(2008\)](#)

[Solebury Township Parks and Recreation Plan Update \(2014\)](#)

[Solebury Township Energy Transition Plan Roadmap \(2022\)](#)

[Sustainable Water Supply Evaluation Update Aquetong Creek Drainage Basin \(2020\)](#)

[Bucks County Bicycle Master Plan \(2012\)](#)

[Pennsylvania Climate Action Plan Update \(2024\)](#)

[Pennsylvania Municipalities Planning Code \(last updated February 2022\)](#)

[American Planning Association's Policy Guide on Water](#)

# Appendix C: Maps









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 [Bucks County Maps & Data Portal](#)  
 <https://www.facebook.com/BucksCountyPlanningCommission>  
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