

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
October 1, 2024 – 6:00 P.M.
Solebury Township Hall/Virtual - Hybrid Meeting
MEETING MINUTES

Attendance: Mark Baum Baicker, Chair, Hanna Howe, Vice-Chair, Kevin Morrissey, Christy Cheever, Christopher Garges, Township Manager, Michele Blood, Assistant Township Manager, and Catherine Cataldi, Secretary. Mark L. Freed, Township Solicitor, was also in attendance.
Absent: John F. Francis

The recording device was turned on.

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

II. Approval of Bills Payable – September 26, 2024

Res. 2024-148 – Upon a motion by Mr. Morrissey, seconded by Ms. Cheever, the list of Bills Payable dated September 26, 2024 was unanimously approved as prepared and posted.

III. Approval of Meeting Minutes – September 17, 2024

Res. 2024-149 – Upon a motion by Ms. Howe, seconded by Mr. Morrissey, the Minutes of the September 17, 2024 meeting were unanimously approved as prepared and posted.

IV. Announcements / Resignations / Appointments

Executive Session

Mr. Baum Baicker announced that an Executive Session was held October 1, 2024, prior to the Board meeting, dealing with Zoning Matters.

V. Supervisor Comment

- Mr. Baum Baicker congratulated the Free Library of New Hope and Solebury for their successful Spelling Bee fundraiser.
- Mr. Morrissey commented on the Comprehensive Plan Project and offered instructions on how to access the Comprehensive Plan Survey.

VI. Public Hearing

Conditional Use Application – William Hargreaves and Kathryn Fernandez (2511 Aquetong Road, TMP No. 41-022-086)

The applicants, William Hargreaves and Kathryn Fernandez, are seeking Conditional Use approval to construct a driveway on the property which will cross the Aquetong Creek at 2511 Aquetong Road, New Hope, in Solebury Township, Tax Map Parcel No. 41-022-086.

The applicant, William Hargreaves was present and represented by council, Mark Eastburn.

Mr. Freed questioned whether the applicant was okay with proceeding without a Court Reporter. Applicant agreed to proceed.

Mr. Freed opened the hearing and gave an overview of the project. Mr. Freed opened the floor to Party Status. Christian Bauman, neighbor to the applicant, was present but unable to determine whether to request party status at this time.

The hearing was continued to the November 19, 2024 Board of Supervisors meeting.

Mark Eastburn advised that Eastburn & Gray, PC granted an extension for the first hearing to be held October 1, 2024. Mr. Eastburn asked for confirmation that the October 1, 2024 meeting was the first hearing. Mr. Freed confirmed.

Conditional Use Application – David Redenbaugh (2331 Aquetong Road, TMP No. 41-022-167)

The applicant, David H. Redenbaugh, is seeking Conditional Use approval to utilize the property at 2331 Aquetong Road, New Hope in Solebury Township, Tax Map Parcel No. 41-022-167 as a Bed and Breakfast/Short Term Lodging Facility.

A motion was made by Amishi Castelli and seconded by Gretchen Rice to recommend approval of the Redenbaugh a.k.a. Mountain House conditional use project #24-2, subject to compliance of Wynn Associates memorandum dated August 7, 2024 and Solebury Township Zoning Officer memorandum dated August 13, 2024 conditioned advertising as a 3-bedroom dwelling, maximum of 8-people and cannot be offered as a rental for more than 26-weeks in a calendar year.

The applicant, David Redenbaugh was present and represented by Council, Alexander Glassman.

Mr. Freed questioned whether the applicant was okay with proceeding without a Court Reporter. Applicant agreed to proceed.

Mr. Freed opened the hearing and gave an overview of the project. Mr. Freed presented exhibits with no objections by the applicant. Mr. Glassman presented exhibits with no objections by the Township.

Party Status was requested by four (4) neighbors:

1. Jeff Tucker
2. Joseph Delvey
3. Thomas Macguire
4. Michael Miernicki

A court stenographer was present to record the hearing testimony.

Following an overview of the project, testimony, conversation between the Board and applicant, and public comment the hearing was closed.

The Board unanimously agreed to announce their decision on this matter at the November 7, 2024 Board of Supervisors meeting.

Conditional Use Application – Natalie Hamill (3175 and 3211 Sugan Road, TMP Nos. 41-015-001 and 41-036-046)

The applicant, Natalie Hamill, is seeking Conditional Use approval to use the structure at 3175 Sugan Rd as an accessory dwelling for agricultural workers at 3175 and 3211 Sugan Road, New Hope, in Solebury Township, Tax Parcel Nos. 41-015-001 and 41-036-046.

A motion was made by Gretchen Rice and seconded by Dan Fest to recommend approval of the Hamil/Perlsweig conditional use project #24-4, subject to compliance of Solebury Township Zoning Officer memorandum dated September 18, 2024.

The applicant was represented by Joshua Perlsweig and Council Edward Murphy.

A court stenographer was present to record the hearing testimony.

Mr. Freed opened the hearing and gave an overview of the project. Mr. Freed presented exhibits with no objections by the applicant.

No Party Status was requested.

Following an overview of the project, testimony, conversation between the Board and applicant, and public comment the hearing was closed.

Res. 2024-150 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to approve the conditional use application of Natalie Hamill for the use of the structure at 3175 Sугan Road as an accessory dwelling for agricultural workers subject to the following conditions, which were cited by the Township Solicitor:

- **The Applicant shall proceed in accordance with its application, the plans submitted, all supporting material, the evidence submitted, and all representations made by and on behalf of the Applicant.**
- **The Applicant shall proceed in accordance with the recommendations of the Township Zoning Officer set forth in his letter of September 18, 2024.**
- **No more than two (2) residents will be permitted to reside at the residence at a time.**
- **The Applicant shall proceed in accordance with conditions recommended by the Solebury Township Planning Commission in its recommended approval of the application on September 23, 2024**
- **The Applicant shall comply with the rules, regulations and ordinances of Solebury Township, the Commonwealth of Pennsylvania, and the United States government.**
- **The Applicant shall obtain all permits and approvals from any agencies having jurisdiction over same to the extent applicable.**
- **The Applicant shall pay all Township expenses related to the application to the extent not paid.**

VII. New Business

2024 Budget Amendment No. 1

In accordance with the Second-Class Township Code, Section 3202(f), Township Administration recommends that the Board approve the proposed budget amendment as summarized below:

- General Fund – Increase of \$168,300 to Reserve Balance
- Park & Recreation Fund – Decrease of \$25,000 to Reserve Balance
- Liquid Fuels Fund – Increase of \$20,000 to Reserve Balance
- Natural Resources Fund – No change to Reserve Balance
- Sustainability Fund – No change to Reserve Balance
- Capital Projects Fund – Increase of \$23,000 to Reserve Balance
- Capital Equipment Fund – Decrease of \$164,500 to Reserve Balance
- Park & Rec Capital Fund – Decrease of \$25,000 to Reserve Balance
- Land Preservation Fund – Increase of \$77,500 to Reserve Balance

Res. 2024-151 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Howe, it was unanimously agreed to approve the 2024 Budget Amendment No. 1 as documented.

Resolution Designating Christopher Garges and Michele Blood as officials to execute all Statewide Local Share Assessment Grant Documents and Agreements for the Police Department Portable Radio and In Car Patrol Camera Replacement Program

Res. 2024-152 – Upon a motion by Mr. Morrissey, seconded by Ms. Howe, it was unanimously agreed to adopt the resolution granting authority to Christopher Garges and Michele Blood to execute documents associated with the Department of Community and Economic Development (DCED)/ Commonwealth Financing Authority (CFA) Statewide Local Share Assessment Grant to be used for the “Portable Radio and In Car Patrol Camera Replacement Program”.

Gateway Trail III Project – Ply-Mar Construction Company, Inc. – Change Order No. 1

The contractor submitted a change order request for two expenses associated with the Gateway Trail, which included items related to the traffic signal construction and the landscaping area near the firehouse.

Bowman, Township Traffic Engineer reviewed the change order request and coordinated with Wynn Associates, Ply-Mar Construction Co. Inc. and Armour & Sons, Inc. on the items and recommended approval of the Change Order No. 1.

Res. 2024-153 – Upon a motion by Ms. Howe, seconded by Mr. Morrissey, it was unanimously agreed to approve Change Order No. 1.

VIII. Public Comment – No Public Comment

IX. Adjournment

The meeting was adjourned at 7:57 pm.

Respectfully submitted,
Catherine Cataldi, Secretary

Be it RESOLVED that the Solebury Township/Solebury Township Police Department of Bucks County hereby request a Statewide Local Share Assessment grant of \$240,500.00 from the Commonwealth Financing Authority to be used for Police Portable Radio and In Car Patrol Camera Replacement Program.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Christopher Garges, Township Manager and Michele Blood, Finance Director as the official(s) to execute all documents and agreements between the Solebury Township/Solebury Township Police Department and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Catherine Cataldi, duly qualified Secretary of the Solebury Township/Solebury Township Police Department, Bucks County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Solebury Township Board of Supervisors at a regular meeting held October 1, 2024 and said Resolution has been recorded in the Minutes of the Solebury Township/Solebury Township Police Department and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Solebury Township, this 1st day of October 1, 2024.

Solebury Township/Solebury Township Police Department Name of Applicant

_____ Bucks _____ County
