

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
November 7, 2024 – 6:00 P.M.
Solebury Township Hall/Virtual - Hybrid Meeting
BUDGET MEETING MINUTES

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

The recording device was turned on.

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

II. Approval of Bills Payable – October 24, 2024 and October 31, 2024

Res. 2024-162 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, the list of Bills Payable dated October 24, 2024 and October 31, 2024 were unanimously approved as prepared and posted.

III. Approval of Meeting Minutes - October 15, 2024 Meeting Minutes

Res. 2024-163 – Upon a motion by Ms. Howe, seconded by Mr. Francis, the Minutes of the October 15, 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 November 1, 2024, dealing with possible Property Acquisition and an Executive Session was held November 7, 2024, prior to the Board meeting, dealing with Land Preservation and Zoning /Legal Matters.

V. Supervisor Comment

- Mr. Baum Baicker acknowledged the efforts made by multiple Fire Departments, Township Public Work, Township Police, Upper Makefield and local contractors to extinguish the brush fire on November 1, 2024 and November 2, 2024. Mr. Baum Baicker reminded the public of the active fire ban for Bucks County.

VI. Public Hearing

Conditional Use Application Decision - 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.

The hearing was held at the October 1, 2024 Board meeting at which time the Board unanimously agreed to announce their decision on this matter at the November 7, 2024 Board of Supervisors meeting.

Res. 2024-164 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Howe, the Board by majority vote agreed to approve the conditional use application of David Redenbaugh for the use of the

residence at 2331 Aquetong Road to be used as a Bed and Breakfast/Short Term Lodging Facility 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 August 13, 2024 and the Township Engineer set forth in his memorandum of August 7, 2024.
- 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.
- Only three bedrooms will be offered for rent at any one time and the property shall be advertised as such.
- No more than eight (8) guests will stay at the property at any one time.
- The Property will not be rented for more than 182 nights per calendar year.
- As part of the annual permit renewal application, the applicant shall declare the nights on which Property was rented during the most recent past calendar year and the number of people staying at the property during each rental, on a form approved by the Township and with supporting documentation to the Township's satisfaction.
- All guests of the Property must register with the Applicant and the Applicant shall keep accurate registration records.
- The Applicant shall comply with the rules, regulations and ordinances of Solebury Township, the Commonwealth of Pennsylvania, the United States government.
- The Applicant shall obtain of 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.

In Favor: Mark Baum Baicker, Chair, Hanna Howe, Vice-Chair, John S. Francis and Christy Cheever

Opposed: Kevin Morrissey

VII. Budget

2025 Budget – Authorization to Advertise

The Board expressed gratitude to Mr. Garges and Ms. Blood for their work on the Budget.

Mr. Garges gave an overview of the changes to the proposed 2025 budget following the October 15, 2024 Board meeting, which included changes to the: General Fund; Fire Fund; Operating Reserve; Capital Projects; Capital Reserve and Library Fund.

Res. 2024-165 – Upon a motion by Mr. Morrissey, seconded by Ms. Howe, it was unanimously agreed to advertise the proposed 2025 Budget for adoption at the regular meeting of the Board of Supervisors scheduled for December 10, 2024.

VIII. New Business

Pennsylvania Department of Environmental Protection Municipal Stormwater (MS4) Update and Discussion – Public Attendance and Comment is Encouraged by the Board

Mr. Garges gave an overview of the Townships MS4 permit requirements. The floor was opened for public comment. No one requested public comment.

Lighting Ordinance – Authorization to Draft

Due to resident complaints and the expressed concerns regarding light pollution it has been suggested that the Township consider implementing outdoor lighting regulations.

Res. 2024-166 – Upon a motion by Mr. Francis, seconded by Ms. Cheever, it was unanimously agreed to authorize Thomas Comitta Associates, Township Planner to draft the Lighting Ordinance.

Zoning Hearing Board Application – Fountainhead Properties (6626 & 6650 Lower York Road, TMP Nos. 41-022-152, 41-022-152-001 and 41-022-145) – Authorize Solicitor to Attend

The applicant, Preferred Development Services, Inc, is requesting a variance from the requirements of Section 27-1004, 27-1005, 27-1004.H(3), 27-2301, 27-2205.1.B(3)(c), 27-201, 27-1603 and Section 27-1603.1.B(3)(a) to redevelop the property located at 6626 & 6650 Lower York Road, New Hope, Solebury Township, Bucks County and identified as Tax Parcel Nos. 41-022-152, 41-022-152-001 and 41-022-145 for a long-term residential healthcare facility.

Res. 2024-167 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Howe, it was unanimously agreed to authorize the Township Solicitor to attend the Preferred Development Services, Inc. also known as Fountainhead Properties Zoning Hearing Board application hearing/s to represent the Board of Supervisors in this matter.

Zoning Hearing Board Application – Mary and Jim Hanly (106 Heather Drive, TMP No. 41-022-104-022) – Authorize Solicitor to Attend

This topic was eliminated from the agenda.

Aquetong Watershed Association – Request for Letter of Support

Michael Zolkewitz, Aquetong Watershed Association (AWA) Vice-President, notified Solebury Township that the AWA is exploring the possibility of acquiring funds from the Lower Delaware Wild and Scenic Management Council to plant trees in the upper riparian corridor of Aquetong Spring Park. The AWA requested a letter of support from the Township to submit with their grant application.

Mr. Francis expressed interest in the AWA presenting the proposed Aquetong Spring Park tree planting to the Environmental Advisory Council and Parks and Recreation Board prior to commencement of the project.

Res. 2024-168 – Upon a motion by Mr. Francis, seconded by Ms. Howe, it was unanimously agreed to authorize Township Administration to draft a letter of support to be included with the Aquetong Watershed Association’s grant application.

Parks & Recreation Board – Authorization to Draft Ordinance Amending Membership to Seven Members

Discussion ensued regarding the difficulties the Parks & Recreation Board faces establishing a quorum with nine members.

Res. 2024-169 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to authorize the Township Administrator and Township Solicitor to draft an Ordinance amending the membership of the Parks & Recreation Board to seven (7) members.

Authorization to Sell on Municibid – Police Department Speed Displays

Res. 2024-170 – Upon a motion by Ms. Howe, seconded by Mr. Morrissey, it was unanimously agreed to authorize the sale of two Kustom Signal Model PMD 10/12 Speed displays on Municibid.

Disaster Emergency Declaration – November 1, 2024 Brush Fire

Solebury Township declared a disaster emergency on November 1, 2024 as a result of the brush fire disaster that broke out in the Lower Mountain / Aquetong Road vicinity. The disaster emergency was declared to exercise emergency powers to preserve life, property, and public health.

Res. 2024-171 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, it was unanimously agreed to ratify the Declaration of Disaster Emergency Declaration effective Friday, November 1, 2024 until Monday, November 4, 2024.

IX. Public Comment – No Public Comment

X. Adjournment

The meeting was adjourned at 6:41 pm.

Respectfully submitted,
Catherine Cataldi, Secretary