

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
December 9, 2025 – 6:00 P.M.
Solebury Township Hall/Virtual - Hybrid Meeting
MEETING MINUTES

Attendance: Mark Baum Baicker, Chair, Kevin Morrissey, Vice-Chair, John S. Francis, Christy Cheever, Rickie Yudin, Christopher Garges, Township Manager, Michele Blood, Assistant Township Manager, and Catherine Cataldi, Township 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 – November 25, 2025 and December 4, 2025

Res. 2025-178 – Upon a motion by Mr. Morrissey, seconded by Mr. Yudin, the list of Bills Payable dated November 25, 2025 and December 4, 2025 were unanimously approved as prepared and posted.

III. Approval of Meeting Minutes – October 29, 2025 and November 18, 2025

Res. 2025-179 – Upon a motion by Mr. Yudin, seconded by Mr. Morrissey, the Minutes of the October 29, 2025 special meeting and the November 18, 2025 meeting were unanimously approved and posted.

IV. Announcements/Resignations/Appointments

Resignation of Rickie Yudin from the Parks & Recreation Board and from the Planning Commission

Res. 2025-180 – Upon a motion by Mr. Morrissey, seconded by Mr. Baum Baicker, it was agreed by majority vote to accept the resignation of Rickie Yudin from the Parks & Recreation Board and the Planning Commission.

In Favor: Mr. Baum Baicker, Mr. Morrissey, Mr. Francis and Ms. Cheever

Abstained: Mr. Yudin

V. Supervisor Comment

- Mr. Morrissey commented on attainable/affordable housing and suggested hosting a community input event in March 2026. Board members expressed support for the community event.

VI. Public Hearing

Mr. Baum Baicker announced the change in the order of the agenda. The Shire York Holdings LLC Conditional Use Application was moved up in order.

Shire York Holdings LLC Conditional Use Application (6538 Lower York Road, TMP No. 41-022-142) – Continuance to January 20, 2026

Mr. Freed opened the hearing. The continuance of the public hearing to January 20, 2026 at 6:00 pm was announced. Mr. Freed closed the hearing.

Conditional Use Application – PNCP Corporation (2530 River Road, TMP No. 41-022-061-001)

The Applicant, PNCP Corporation, proposed a 14.3' x 10' kitchen addition, the removal and replacement of the existing garage with a larger garage, a new pool, fencing, landscaping and the burying of currently above ground utilities on the property at 2530 River Road, New Hope, Solebury Township, Bucks County, and identified as Tax Map Parcel 41-022-061-001. Conditional use approval is required for utility crossings in Riparian Corridor Overlay Districts pursuant to Solebury Township Code of Ordinances §§ 27-2208.5.B.2 & 27-2208.5.D.2.

Upon a Motion by Gretchen Rice and seconded by Leslie Wright Marino, it was agreed to approve the Conditional Use Application of PNCP Corporation - 2530 River Road (Tax Map Parcel #41-028-061-001) subject to the comments and conditions listed in the Township Engineer's review letter, prepared by Wynn Associates, Inc. and dated November 17, 2025 and the Township Zoning Officer review letter dated November 18, 2025.

The applicant was represented Mark D. Eastburn, Esquire, of Eastburn and Gray, PC.

No one sought party status at the hearing.

The Applicant's engineer, Michael Minervini, P.E. appeared as a witness.

Following the presentation of exhibits and testimony the hearing was closed.

Res. 2025-181 – Upon a motion by Mr. Morrissey, seconded by Mr. Baum Baicker, it was unanimously agreed to approve the Conditional Use Application of PNCP Corporation (2530 River Road, Tax Map Parcel No. 41-028-061-001) subject to the following conditions:

- a. **The Applicant shall proceed in accordance with its application, the plan submitted, all supporting material, the evidence submitted, and all representations made by and on behalf of the Applicant at the December 9, 2025 hearing.**
- b. **The Applicant shall proceed in accordance with the comments and recommendations of the Township Zoning Officer set forth in his letter of November 18, 2025.**
- c. **The Applicant shall proceed in accordance with the comments and recommendations of the Township Engineer set forth in his memoranda of November 17, 2025.**
- d. **The Applicant shall proceed in accordance with all requirements and conditions imposed by the Township Planning Commission in its November 24, 2025 Motion.**
- e. **The Applicant shall proceed in accordance with the decision of the Zoning Hearing Board dated June 11, 2025**
- f. **The Applicant shall comply with the rules, regulations and ordinances of Solebury Township, the Commonwealth of Pennsylvania, the United States government and especially with the Solebury Township Zoning Ordinance and Subdivision and Land Development Ordinance.**
- g. **The Applicant shall obtain all permits and approvals from any agencies having jurisdiction over same to the extent applicable.**
- h. **The Applicant shall pay all Township expenses related to the application to the extent not paid.**

VII. Budget

2026 Budget – Authorization to Adopt

The Board approved the advertisement of the 2026 Budget at the November 6, 2025 Board of Supervisors' budget meeting.

Res. 2025-182 – Upon a motion by Mr. Morrissey, seconded by Mr. Yudin, it was unanimously agreed to adopt the 2026 Budget.

Tax Levy Resolution – Establish 2026 Tax Rate

Res. 2025-183 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to adopt a Resolution of the Board of Supervisors of Solebury Township, Bucks County, Pennsylvania, fixing the Tax Levy Rates for Year 2026 as follows:

- **General Fund Tax 8.4500 mils**
- **Fire Tax Fund 2.5000 mils**
- **Library Fund Tax .5410 mils**
- **Debt Service Fund Tax 13.1290 mils**
- **EMS Fund Tax 1.2902 mils**
- **Total of 25.9102 mils**

Street Lighting Assessment Resolution – Authorization to Adopt

Township Administration recommended increasing the annual Carversville Street Light Assessment in 2026. Under Section 2003 of the Second-Class Township Code, the Board of Supervisors may levy a uniform annual assessment on property owners who benefit from the street lighting. The current assessment structure was established prior to the year 2003, and the last adjustment occurred in the year 2011.

Res. 2025-184 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to authorize the resolution that set the uniform assessment for 2026 at seventy five dollars (\$75.00) per property, which represents an annual increase of twenty dollars and forty seven cents (\$20.47) per property over a total of forty one (41) properties.

VIII. Old Business

Amendment to the Central Bucks EMS Emergency Services Agreement – Authorization to Approve

At the July 15, 2025 Board of Supervisors meeting the Board held discussion on the proposed amendment to the Emergency Services Agreement. The Board authorized Township Administration to interface with Central Bucks Emergency Medical Services to attempt to work out details of a facility location at 6970 Phillips Mill Road within the scale house office at the maintenance facility to be used as an ambulance station. In the course of the negotiations the Township Administration was asked to relay the concerns expressed by members of the Board of Supervisors.

Negotiations were conducted and an agreement was drafted.

Res. 2025-185 – Upon a motion by Mr. Yudin, seconded by Mr. Morrissey, it was unanimously agreed to approve the amendment to the Central Bucks EMS Emergency Services Agreement conditioned upon the Township Manager and Township Solicitor’s development of a drawing identifying the areas of responsibility and notifying adjacent properties.

IX. New Business

2025 Budget Amendment No. 2

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

- General Fund – Increase of \$239,891 to Reserve Balance
- Park & Recreation Fund – Decrease of \$1,975 to Reserve Balance

- Sustainability Fund – Increase of \$385,000 to Reserve Balance
- Roads & Bridges Fund - Decrease of \$128,000 to Reserve Balance
- Land Preservation Fund - Decrease of \$3,241,779 to Reserve Balance
- Debt Service Fund - Increase of \$48,254 to Reserve Balance
- Library Fund - Decrease of \$2,500 to Reserve Balance

Res. 2025-186 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to approve the 2025 Budget Amendment No. 2 as documented.

Bid Award - 70 Foot Cardinal 135 Ton Platform “Outside” Scale

Res. 2025-187 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Yudin, it was unanimously agreed to award the bid for the 70 Foot Cardinal 135 Ton Platform “Outside” Scale to David Bond for the bid amount of seven thousand seven hundred dollars (\$7,700.00).

Authorization to Bid Traffic Signal Upgrade Project

The Township was awarded a Local Share Account Grant in October of 2024 for traffic signal upgrades. The Township Engineer just received confirmation of the approval of permits from Pennsylvania Department of Transportation for this project.

Res. 2025-188 – Upon a motion Mr. Morrissey, seconded by Mr. Yudin, it was unanimously agreed to authorize the Bid for the Traffic Signal Upgrade Project.

Authorization to Execute Co-responder Memorandum of Understanding with Bucks County

The Memorandum of Understanding (“MOU”) describes a voluntary agreement between the Police Department of Solebury Township and the County of Bucks Human Services Division, which have agreed to partner in addressing the social services needs of individuals contacting 911 for emergency response through the Human Services Co-Responder Initiative. This is a two (2) year program agreement, costs covered by Bucks County. The program will also include Buckingham Township and New Hope Borough.

Res. 2025-189 – Upon a motion by Mr. Yudin, seconded by Mr. Morrissey, it was unanimously agreed to authorize Chief Kelly Warner and Township Manager Christopher Garges to execute the Memorandum of Understanding between the Police Department of Solebury Township and the County of Bucks Human Services Division regarding the Human Services Co-Responder Initiative.

Reaffirm Resolution Designating Chief Kelley Warner and Detective / Sergeant Jonathan Koretzky as officials to execute all Statewide Local Share Assessment Grand Documents and Agreements for the Mobile Vehicle Barrier System

Res. 2025-190 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to adopt the Resolution granting authority to Chief Kelley Warner and Detective / Sergeant Jonathan Koretzky for execution of all documents and agreements between the Solebury Township and the Commonwealth Financing Authority associated with the Local Share Assessment Grant for the purchase of a “Mobile Vehicle Barrier System”.

Delaware Valley Regional Planning Commission Travel Options Program - Solebury Electric Shuttle Pilot: Connecting Trails, Town Centers, and Communities – Authorization to Apply

Kate Robeson-Grubb presented a PowerPoint presentation (copy of which is attached) on the Solebury Electric Shuttle Bus Pilot Program for the Delaware Valley Regional Planning Commission TOP Grant Proposal. Highlights of the presentation included: an overview; benefits to the community; Delaware Valley Regional Planning Commission Travel Options Program; target audience and partners; and proposed budget.

Res. 2025-191 – Upon a motion by Mr. Morrissey, seconded by Mr. Baum Baicker, seconded by Mr. Baum Baicker, it was unanimously agreed to authorize Township Administration to apply for the Delaware Valley Regional Planning Commission’s (DVRPC) Travel Options Program (TOP) grant.

Environmental Advisory Council – Request for Electronic Waste Recycling Event on May 9, 2026
Upon a motion by Jeanne Litwin, and seconded by Eric Allen, it was endorsed by the Environmental Advisory Council to request that the Solebury Township Board of Supervisors authorize the holding of the 3rd Annual E-Recycling Event on May 9th, 2026.

A battery recycling collection at the Township was discussed leading up to the event.

Res. 2025-192 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Yudin, it was unanimously agreed to authorize the EAC to host the 3rd Annual E-Recycling Event on May 9th, 2026 conditioned that the Township is reimbursed by Bucks County.

Natalie Hamill – 3175 and 3211 Sagan Land Development Application – Escrow Release

The Township Engineer reviewed the applicants request for escrow release and waiver of the maintenance period noted in the financial security agreement.

The Township Engineer recommends that the Township could formally accept the project as complete (which would start the 18 months maintenance period) as outlined in development agreement dated November 11, 2025. A 15% retainage (\$30,501.26) in either cash or LOC format should be held until the end of the 18 months maintenance period (in accordance with the development agreement); unless the Township is inclined to grant the requested waiver of the maintenance period. Therefore, since the original financial security amount was \$203,341.74 (per paragraph 14 of development agreement), this office would support a release in the amount of \$172,840.48 at this time. Since the signed development agreement between Hamill and the Township outlines the completion acceptance process and the 18 months maintenance period, it would be up to the Township (based on the applicants reasoning) on if they would like to grant the requested waiver of the maintenance period or not... A concern that I would have in granting the waiver of the maintenance period is that the neighbors brought up significant concerns about the project and buffering items, so if the Township releases the funds prematurely, it could be hard to get cooperation in rectifying any issues should they arise in the maintenance period.

Res. 2025-193 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, it was unanimously agreed to authorize the escrow release in the amount of one hundred seventy two thousand eight hundred forty dollars and forty eight cents (\$172,840.48) with a 15% retainage (\$30,501.26) in either cash or LOC format to be held until the end of the 18 months maintenance period as outlined in development agreement dated November 11, 2025.

X. Public Comment – No public comment.

XI. Adjournment

The meeting was adjourned at 7:39 pm.

Respectfully submitted,
Catherine Cataldi, Secretary