

**SOLEBURY TOWNSHIP BOARD OF SUPERVISORS**  
January 9, 2025 – 9:30 A.M.  
**Solebury Township Hall/Virtual – Hybrid Meeting**  
**WORK SESSION MINUTES**

Attendance: Mark Baum Baicker, Chair, Hanna Howe, Vice-Chair, Christy Cheever, John S. Francis, Kevin Morrissey, Christopher Garges, Township Manager, Michele Blood, Assistant Manager and Catherine Cataldi, Secretary. Kelley D. Warner, Police Chief and Christopher Clewell, Director of Public Works were also in attendance.

No request for virtual attendance were received.

Meeting recording was turned on.

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

**II. Announcements/Resignation/Appointments**

Executive Session

Mr. Baum Baicker announced that an Executive Session was held: December 20, 2024 dealing with a Zoning Matter; December 30, 2024 dealing with Property Acquisition; and January 9, 2025, prior to the meeting, dealing with Legal and Property Acquisition Matters.

**III. Supervisor Comment – No Supervisor Comment**

**IV. Priorities and Objectives for 2025 – Board Discussion**

The Board reviewed the draft preliminary list of Solebury Township Objectives for 2025. The preliminary list included recommendations from the most recent Comprehensive Plan in addition to other topics the Board felt should be included. A copy of the Board of Supervisors’ 2025 Priority Matrix is attached. Based upon discussion, the top priorities were determined as follows (Please note the priorities are not listed in any particular order):

1. Continue to review and update the Township’s Airbnb Ordinance - Lead/Sponsor: Administration
2. Continue to review and update Farming Ordinances - Lead/Sponsor: Ms. Howe/Farm Committee/Administration
3. Research and draft a Property Maintenance Ordinance - Lead/Sponsor: Ms. Cheever/Historical Architectural Review Board/Administration
4. Continue to draft an Alternate Energy Ordinance - Lead/Sponsor: Mr. Francis/ Planning Commission
5. Research and draft a Dark Skies Ordinance - Lead/Sponsor: Ms. Cheever/Historical Architectural Review Board/Mr. Francis/ Environmental Advisory Council/Administration
6. Continue sustainable improvements at the Township Building - Lead/Sponsor: Administration
7. Continue to pursue and complete office renovations at the Township Building- Lead/Sponsor: Administration
8. Continue sustainability actions including working with the Sustainability consultant and implement the Energy Transition Plan - Lead/Sponsor: Mr. Francis/ Environmental Advisory Council/ Administration

9. Continue efforts to expand and evaluate deer management - Lead/Sponsor: Mr. Francis/ Environmental Advisory Council/United States Department of Agriculture (USDA)/Mr. Garges
10. Continue involvement with potential Tuscarora cleanup - Lead/Sponsor: Mr. Francis/Administration
11. Ongoing focus on development of trails - Lead/Sponsor: Mr. Garges /Mr. Francis/Mr. Morrissey/ /Parks & Recreation Board/Administration
12. Aquetong Spring Park – Bond House Strategy - Lead/Sponsor: Mr. Morrissey/ Parks & Recreation Board/Administration
13. Continue to monitor the New Hope Crushed Stone situation, including access opportunities and work with Department of Environmental Protection regarding the Quarry reclamation and Primrose Creek Restoration - Lead/Sponsor: Mr. Morrissey/Mr. Francis/Administration
14. Lower Delaware Scenic Management Council - Designation of Solebury Creeks in Congressional Package and National Park Service Paunacussing Creek Project - Lead/Sponsor: Mr. Baum Baicker
15. Continue tree plantings, monitoring and risk management on Township owned properties - Lead/Sponsor: Administration/Public Works/Parks & Recreation Board/Environmental Advisory Council
16. Research and Draft an Ordinance on Tree Replacement - Lead/Sponsor: Mr. Francis/Environmental Advisory Council
17. Continue to improve traffic flow, safety and emissions along Route 202 - long term goal - Lead/Sponsor: Mr. Baum Baicker/Administration
18. Approve Solebury Green Master Plan, pursue grants and determine next steps for the 202 Property - Lead/Sponsor: Mr. Morrissey/ Ms. Howe/Administration
19. Trail development from the New Hope Eagle Firehouse to Aquetong Spring Park - Lead/Sponsor: Administration/Parks & Recreation Board
20. Review current land preservation objectives using Comprehensive Plan survey and update as appropriate - Lead/Sponsor: Mr. Morrissey/Land Preservation Committee/Administration
21. Continue recruitment of potential committee members - Lead/Sponsor: Board of Supervisors/Township Administration
22. Continue coordination among committees - Annual meeting of Committee/Board Chairs with Board of Supervisors - Lead/Sponsor: Mr. Baum Baicker/Administration
23. Continue developing the Comprehensive Plan update - Lead/Sponsor: Comprehensive Plan Committee/Administration
24. Start the preparation and planning for the Comprehensive Parks, Recreation and Open Space Plan -Ten (10) year update - Lead/Sponsor: Comprehensive Parks, Recreation and Open Space Plan Committee/Administration
25. Continue to monitor the Fleecydale Road reconstruction plan - Administration
26. Continue discussions on affordable housing (ADU's) - Lead/Sponsor: Mr. Morrissey/Ms. Howe/Administration
27. Continue to work with Pennsylvania Department of Transportation to develop a mutual agreement for minor repairs/maintenance to State Roadways – Lead/Sponsor: Administration
28. Continue to monitor speeding within the Township and implement enforcement actions – Lead/Sponsor – Police Department

29. Continue maintenance and capital planning of facilities and infrastructure – Lead/Sponsor:  
Public Works/Administration

30. Review and implement Emergency Preparedness – Lead/Sponsor: Administration/Police/Public  
Works

V. **Public Comment** – No Public Comment

V. **Adjournment**

The work session adjourned at 11:40 a.m.

Respectfully submitted  
Catherine Cataldi  
Secretary

## 2025 Priorities Summary

		IMMINENT	PRIORITY	ONGOING	LEAD/SPONSOR
<b>1.0</b>	<b>ORDINANCE REVIEW</b>				
1.1	AirBnB			*	Administration
1.2	Farm ordinance overhaul		*		Ms. Howe/Farm/Administration
1.3	Property maintenance ordinance		*		Ms. Cheever/HARB/Administration
1.4	Alternative Energy Ordinance	*			Mr. Francis/PC
1.5	Develop Dark Skies Ordinance		*		Ms. Cheever/ Mr. Francis/HARB/EAC/Administration
<b>2.0</b>	<b>PERSONNEL/ADMINISTRATION</b>				
2.1	Township facilities - Solar installation/insulation/energy reduction			*	Administration
2.2	Office Renovations	*			Administration
<b>3.0</b>	<b>SUSTAINABILITY</b>				
3.1	Sustainability consultant and Energy Transition Plan roll out		*	*	Mr. Francis/EAC/Administration
3.2	Deer Management			*	Mr. Francis/EAC/USDA/Administration
3.3	Tuscarora Site Monitoring			*	Mr. Francis/Administration
3.4	Trails: ongoing expansion		*		Mr. Francis/Mr. Morrissey/P&R/Administration
3.5	Aquetong Spring Park - Bond House Strategy			*	Mr. Morrissey/P&R/Administration
3.6	Quarry Monitoring - continue to assess opportunities		*		Mr. Morrissey/Mr. Francis/Administration
3.7	Lower Delaware Scenic Management Council - Creek designation, NPS Paunacussing project			*	Mr. Baum Baicker
3.8	Tree Planting - Ordinance to control cutting and replacement			*	Public Works/Administration - Ordinance: Mr. Francis/EAC
<b>4.0</b>	<b>ROUTE 202</b>				
4.1	Improved traffic flow/ traffic signal improvement/safety/emissions			*	Mr. Baum Baicker/Administration
4.2	Solebury Green			*	Mr. Morrissey/Ms. Howe/Administration
4.3	Eagle Fire House to ASP ("Gateway") trail			*	Administration/P&R
<b>5.0</b>	<b>LAND PRESERVATION</b>				
5.1	Establish updated objectives using Comprehensive Plan survey			*	Mr. Morrissey/LPC/Administration
<b>6.0</b>	<b>MISCELLANEOUS</b>				
6.1	Committee recruitment			*	Supervisors/Administration
6.2	Committee Chairs to attend BOS meeting			*	Mr. Baum Baicker/Administration
6.3	Comprehensive Plan Update		*		Comprehensive Plan Committee?Administration
6.4	Parks and Open Space Plan 10yr update		*		Comprehensive Park & Open Space Plan Committee/Administration
6.5	Fleecydale Road reconstruction project			*	Administration
6.6	Affordable housing discussion (ADU's?)		*		Ms. Howe/Mr. Morrissey/Administration
6.7	PennDOT pothole repair agreement			*	Administration
6.8	Speeding issues and enforcement			*	Police
6.9	Maintenance / capital planning of facilities & infrastructure (PW, P&R)		*	*	Administration
6.10	Tree Hazards, Tree Monitoring & Risk Management			*	Public Works/Administration
6.11	Emergency Preparedness (Review of Resources, Table Top Technology)		*		Administration/Police/Public Works