

**SOLEBURY TOWNSHIP BOARD OF SUPERVISORS**  
September 17, 2024 – 6:00 P.M.  
**Solebury Township Hall/Virtual - Hybrid Meeting**  
**MEETING MINUTES**

Attendance: Mark Baum Baicker, Chair, Hanna Howe, Vice-Chair, John S. Francis, Kevin Morrissey, Christy Cheever, Christopher Garges, Township Manager, Michele Blood, Assistant Township Manager, and Catherine Cataldi, Secretary. Mark L. Freed, Township Solicitor, Curtis J. Genner Jr., P.E., Township Engineer, Mark Roth, Township Traffic Engineer and Stephanie Butler, Township Traffic Engineer were 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 – September 12, 2024**

**Res. 2024-138 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, the list of Bills Payable dated September 12, 2024 was unanimously approved as prepared and posted.**

**III. Approval of Meeting Minutes – August 20, 2024 and September 3, 2024**

**Res. 2024-139 – Upon a motion by Mr. Francis, seconded by Ms. Howe, the Minutes of the August 20, 2024 and September 3, 2024 meetings were unanimously approved as prepared and posted.**

**IV. Announcements / Resignations / Appointments**

Executive Session

There was no Executive Session held. This topic was eliminated from the agenda.

Resignation of Edric Mason from the Land Preservation Committee

**Res. 2024-140 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, it was unanimously agreed to accept the resignation of Edric Mason from the Land Preservation Committee effective immediately.**

**V. Supervisor Comment**

- Mr. Baum Baicker and Mr. Francis commented on the Police Community Together Event and expressed gratitude to the Solebury Township Police Department, New Hope Police Department, Township Staff and Public Works.
- Mr. Morrissey commented on the Comprehensive Plan Project and announced the Comprehensive Plan Survey.

**VI. Presentation**

The Free Library of New Hope & Solebury

Stacy Smith, President and Sam Pharo, Director gave an overview of staff changes and updates to the Free Library of New Hope & Solebury. These updates included: Adult Programs, Extended Hours and

Representative Tim Brennan Office Hours. The Library's Spelling Bee fundraiser, demographics, programs, services and a financial overview were also discussed.

Ms. Smith announced that a Mail-in Ballot Drop Box will be located at the Library again this year.

Mr. Morrissey commented on the demographic versus the number of Solebury residents. Mr. Morrissey also commented on New Hope's contribution to the Library.

Ms. Howe expressed gratitude for the offered demographic information and commented on the five parking spaces in front of the Library.

#### Ingham Road, Lower Mountain Road and Route 202 Intersection – Ingham Road Cul-de-sac

Mr. Baum Baicker gave an overview of the project and opened the floor to Mr. Roth and Ms. Butler.

Mr. Roth gave an overview of the location and dimensions of the proposed cul-de-sac. Discussion ensued regarding the history of this project, Pennsylvania Department of Transportation's (PennDOT) requirements and funding.

Bill Wilson, resident, commented on the number of Ingham Road residents and questioned how those residents impact the intersection of Lower Mountain and Route 202.

Ed McGahan, resident, commented on and expressed concerns for safety at the intersection of Ingham Road, Route 202 and Lower Mountain Road.

Jeff Ferro, resident, commented on the asset of Aquetong Spring Park but questioned the research done of the intersection when developing the park.

Sheila Couch, resident, expressed appreciation for efforts to remediate issues at this intersection. Ms. Couch expressed opposition for the cul-de-sac plan as it will not help resolve the traffic and safety issues at the intersection. Ms. Couch offered support to the Board to help find a resolution.

Christy Hallas, resident, questioned whether PennDOT was requiring the cul-de-sac in order for approval of the Township's design to improve the intersection.

Bryant Lemieux, resident, commented on a traffic study and crash report for the intersection. Mr. Lemieux expressed opposition for the cul-de-sac as it will not help resolve the traffic and safety issues at the intersection. Mr. Lemieux expressed support for enhanced signage, enhanced road markings, a yield at Ingham Road with direction to merge onto Lower Mountain Road and restriction of left turns onto Route 202 off of Lower Mountain.

Ms. Hallas questioned what problem the Township was trying to resolve at this intersection.

Patty Bacon, Deer Park Secretary, expressed concerns for the increase of traffic on Lower Mountain Road off of Route 202. Ms. Bacon expressed opposition for the cul-de-sac on Ingham Rd as it would not help resolve the traffic and safety issues at the intersection.

Miguel de los Reyes, resident, questioned if a traffic study was done prior to the Aquetong Spring Park opening. Mr. Reyes commented on and questioned restricting traffic movements for the intersection on GPS.

Discussion ensued on the traffic study, increase of traffic and GPS directions.

Discussion ensued on the grant contract, which is funding the design for this project. The requirement is to produce plans for the Ingham Road, Lower Mountain Road and Route 202 intersection that are to be utilized for future grant applications.

John DeAndrea, resident, commented on the traffic and safety issues at the intersection of Lower Mountain and Route 202. Mr. DeAndrea questioned whether the rerouting of Lower Mountain Road was considered.

Camilla Chicarelli, resident, expressed interest in increased signage or flashing warning lights on Route 202 to alert the public of the intersection.

Mr. Baum Baicker expressed support for and advised residents to send their thoughts on a resolution to the Township. The Board expressed support and interest in community input.

The Board expressed gratitude to the residents for their input.

## **VII. New Business**

### Historical Architectural Review Board – Certificate of Appropriateness – Sue and Jonathan Wiedorn (TMP No. 41-004-009, 4224 Wismer Road)

The applicants, Sue & Jonathan Wiedorn, are proposing: a sunroom addition to the home with a deck and screened walkway; an extension of the connector walkway between the kitchen and the garage; and a shed dormer off the back of the attic.

*Upon a Motion by Scott Minnucci, seconded by Marnie Newman, it was agreed to recommend issuance of a Certificate of Appropriateness to Jonathan and Susan Wiedorn, 4224 Wismer Road, TMP #41-004-009, as presented in the application with the following specifications:*

- 1. Window Sill- 2.5 inches*
- 2. Window Casing- 3.5 inches*
- 3. Window Corner Board- 5.5 inches*

**Res. 2024-141 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Howe, It was unanimously agreed to authorize the Certificate of Appropriateness to TMP # 41-004-009, 4224 Wismer Road, as per the recommendation from the Historical Architectural Review Board. Issuance of the Certificate of Appropriateness does not relieve the applicant from obtaining any and all applicable permits prior to commencement of work.**

### Tinicum Township – Request for Support

John H. Cole, Tinicum Township Supervisor gave an overview of the issues Tinicum Township is facing with regards to the increase of tractor trailers on River Road. Discussion ensued regarding alternative roadways, bridges, vehicle sizes and Pennsylvania Department of Transportation (PennDOT) regulations.

Mr. Baum Baicker questioned the impact on local roadways resulting from restricting tractor trailers on River Road. Mr. Roth advised that without a study the impact on other roadways in the Township is unknown.

**Res. 2024-142 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Howe, it was unanimously agreed to authorize the Township Manager send a letter in support of Tinicum Township’s request to Pennsylvania Department of Transportation requesting that a survey be completed on restricting**

**tractor trailers on River Road, including an analysis of the impact the restriction would have on other Township Roads.**

Route 202, Logan Squire and Shire Drive Intersection – Traffic Signal Discussion

Mr. Roth, Township Traffic gave an overview of the current operation of the signal at the intersection of Route 202, Logan Square and Shire Drive and provided an analysis of potential improvements for the intersection as per the request from the Township.

John Czarnecki, resident, commented on and questioned the closing of Shire Drive as notated on the 202 Master Plan. Mr. Roth advised that this concept is no longer being evaluated.

**Res. 2024-143 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to authorize Bowman, Township Traffic Engineer to approach PennDOT with the suggested changes.**

Review Comprehensive Park, Recreation, Open Space, Trail and Greenway Plan Scope of Work and Authorize Request for Proposals for Consultant

The Board reviewed the scope of works for the Comprehensive Park, Recreation, Open Space, Trail and Greenway Plan. Mr. Garges gave an overview of the project.

**Res. 2024-144 – Upon a motion by Mr. Morrissey, seconded by Ms. Howe, it was unanimously agreed to acknowledge the Comprehensive Park, Recreation, Open Space, Trail and Greenway Plan Scope of Work, as well as, authorize the request for proposal for a consultant.**

Alternative Energy Ordinance – Authorization to Send to Solebury Township Planning Commissions for Review

The proposed ordinance provides for the use of alternative energy systems and facilities to promote fossil fuel consumption reduction strategies related to the land development, installation, construction and rehabilitation (including replacement of existing mechanical structures) of residential and non-residential developments in Solebury Township, subject to reasonable conditions to protect the public health, safety, and welfare. The ordinance applies to alternative energy systems to be installed and constructed on any property.

**Res. 2024-145 – Upon a motion by Mr. Morrissey, seconded by Ms. Cheever, it was unanimously agreed to authorize Township Administration to send the Alternative Energy Ordinance to the Solebury Township Planning Commission for Review prior to authorizing the ordinance for advertisement.**

EV Charging Ordinance – Authorization to Send to Solebury Township Planning Commissions for Review

The proposed ordinance encourages, supports, and provides regulatory standards for publicly accessible electric vehicle charging facilities and ensure that they are safe, effective, and fit within the context of their surroundings.

**Res. 2024-146 – Upon a motion by Mr. Francis, seconded by Ms. Cheever, it was unanimously agreed to authorize Township Administration to send the EV Charging Ordinance to the Solebury Township Planning Commission for Review prior to authorizing the ordinance for advertisement.**

Discussion – Resolution Opposing HB 1976 & HB 2045

Mr. Garges gave an overview of House Bill 1976 and House Bill 2045, which are two bills that would require duplex, triplex, quadplex and other multi-family housing almost anywhere in the township where a vacant lot might occur.

The Board clarified that by opposing the Bills they are not in opposition of affordable housing. The opposition is regarding statewide zoning mandates.

**Res. 2024-147 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Cheever, it was unanimously agreed to adopt the resolution opposing HB 1976 & HB 2045 and support local control of zoning decisions to better serve the unique needs of the community.**

#### **VIII. Public Comment**

Ronald Vaughn Jr, resident, questioned the origin of reason for the consideration of one-way travel on Old Carversville Road. Mr. Freed gave an overview of the background and concerns that lead to the possibility of the travel change. Mr. Vaughn Jr expressed support for keeping Old Carversville Road part of the Heritage Road system.

Will Tinsman, resident, expressed concerns of the ditches and stormwater drainage issues along Old Carversville Road and expressed interest in addressing these issues in order to protect the road.

John Czarnecki, President of the Board for North Pointe, expressed concerns of noise pollution resulting from the retaining wall at Heritage Senior Living Center and questioned if natural noise reduction has been planned. Mr. Czarnecki expressed safety concerns for the missing sidewalk at the Kitchen's Lane intersection resulting from utility work for Heritage Senior Living Center.

#### **IX. Adjournment**

The meeting was adjourned at 8:57 pm.

Respectfully submitted,  
Catherine Cataldi, Secretary

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
OF SOLEBURY TOWNSHIP, BUCKS COUNTY,  
OPPOSING HB1976 and HB2045**

**WHEREAS**, Township supervisors are the most local level of government, directly representing their neighbors and frequently interacting with them in the community; and

**WHEREAS**, Local zoning decisions should be made by local elected officials who understand the unique needs of their communities; and

**WHEREAS**, Each community has unique needs, and a one-size-fits-all approach to zoning does not work; and

**WHEREAS**, The Bucks County Association of Township Officials (BCATO) opposes statewide zoning mandates because they do not account for the specific needs and conditions of individual communities; and

**WHEREAS**, Local officials must consider factors such as infrastructure capacity, emergency service availability, and the need for open space and farmland preservation when evaluating new developments; and

**WHEREAS**, Statewide zoning mandates overlook these critical factors and impose a uniform solution that may not be suitable for all communities; and

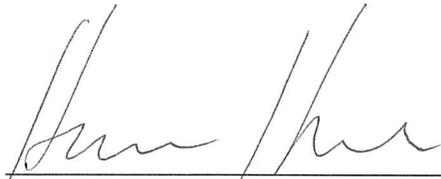
**WHEREAS**, BCATO opposes HB1976 and HB2045 because they fail to ensure affordable housing and merely promote more development using tools that municipalities already have and use appropriately when needed; and

**WHEREAS**, BCATO, in alignment with the Pennsylvania State Association of Township Supervisors (PSATS), recommends focusing on addressing blight, rehabilitating existing housing, managing construction costs related to stormwater and UCC regulations, and providing additional funding for municipalities to conduct housing studies and plan for long-term housing needs;

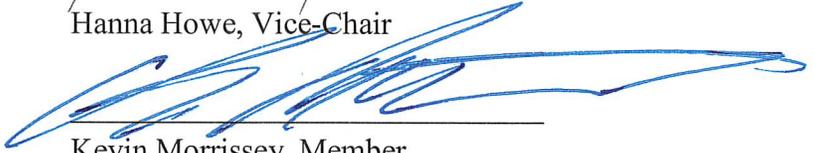
**NOW, THEREFORE, BE IT RESOLVED** that the Solebury Township Board of Supervisors hereby opposes HB1976 and HB2045 and supports local control of zoning decisions to better serve the unique needs of our community.

**RESOLVED** this 17<sup>th</sup> of September, 2024.

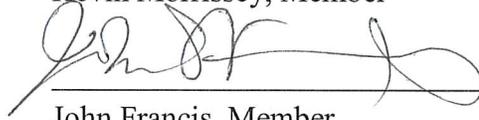
  
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Mark Baum Baicker, Chair



Hanna Howe, Vice-Chair



Kevin Morrissey, Member



John Francis, Member



Christy Cheever, Member

Attest:



Catherine Cataldi, Township Secretary