

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
February 18, 2025 – 6:00 P.M.
Solebury Township Hall/Virtual - Hybrid Meeting
MEETING MINUTES

Attendance: Mark Baum Baicker, Chair, Hanna Howe, Vice-Chair, Kevin Morrissey, John S. 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 – February 13, 2025

Res. 2025-35 – Upon a motion by Mr. Francis, seconded by Ms. Howe, the list of Bills Payable dated February 13, 2025 was unanimously approved as prepared and posted.

III. Approval of Meeting Minutes – February 4, 2025

Res. 2025-36 – Upon a motion by Mr. Francis, seconded by Ms. Howe, the Minutes of the February 4, 2025 meeting were unanimously approved with the amendment and posted.

IV. Announcements / Resignations / Appointments

Executive Session

Mr. Baum Baicker announced that an Executive Session was held February 18, 2025, prior to the meeting, dealing with Zoning and Legal Matters.

V. Supervisor Comment

- Mr. Baum Baicker expressed gratitude to the Township Public Works and Police Departments for their road safety efforts during winter weather events.

VI. Public Hearings

Conditional Use Application – William Hargreaves and Kathryn Fernandez (2511 Aquetong Road, TMP No. 41-022-086) – Continuance to March 18, 2025

Mr. Freed opened the hearing. The continuance of the public hearing to March 18, 2025 at 6:00 pm was announced. Mr. Freed closed the hearing.

Conditional Use Application – Good Hope Realty (449 York Road, TMP No. 41-022-143 & 41-022-143-001) – Continuance to March 18, 2025

Mr. Freed opened the hearing. The continuance of the public hearing to March 18, 2025 at 6:00 pm was announced. Mr. Freed closed the hearing.

EV Charging Ordinance – Authorization to Adopt

The proposed ordinance (copy of which is attached) 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. The Board authorized the advertisement of the ordinance at the November 19, 2024 meeting.

Res. 2025-37 – Upon a motion by Mr. Francis, seconded by Ms. Cheever, it was unanimously agreed to adopt the EV Charging Ordinance (Ordinance 2025-002).

Township Fire Code Ordinance – Authorization to Adopt

The proposed ordinance (copy of which is attached) amends the Solebury Township Code of Ordinances Chapter 7, Fire Prevention and Fire Protection, to adopt and incorporate by reference the 2018 International Fire Code, as modified. The Board authorized the advertisement of the ordinance at the November 19, 2024 meeting.

Res. 2025-38 – Upon a motion by Ms. Howe, seconded by Mr. Francis, it was unanimously agreed to adopt the Township Fire Code Ordinance (Ordinance 2025-003).

Setback Zoning Ordinance Amendment - Authorize to Adopt

The proposed ordinance (copy of which is attached) amends the Solebury Township Zoning Ordinance regarding special setbacks for preserved land. The Board authorized the advertisement of the ordinance at the January 21, 2025 meeting.

Res. 2025-39 – Upon a motion by Ms. Howe, seconded by Mr. Morrissey, it was unanimously agreed to adopt the Setback Zoning Ordinance Amendment (Ordinance 2025-004).

Parks & Recreation Board – Decrease in Membership Ordinance – Authorization to Adopt

The proposed ordinance (copy of which is attached) decreases the number of members on the Parks & Recreation Board to seven. The Board authorized the advertisement of the ordinance at the January 21, 2025 meeting.

Res. 2025-40 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Howe, it was unanimously agreed to adopt the Parks & Recreation Board – Decrease in Membership Ordinance (Ordinance 2025-005).

VII. New Business

Alternative Energy & Passive Energy Ordinance – Authorization to Send to Bucks County and Solebury Township Planning Commissions and Authorization to Advertise

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.

Mr. Francis expressed support for the ordinance and commented on the efforts put into the development of the ordinance.

Mr. Garges recognized Erin Gross, Township Planner and Curtis J. Genner Jr. P.E., Township Engineer for their time and efforts put into the development of the ordinance.

Res. 2025-41 – Upon a motion by Mr. Francis, seconded by Ms. Howe, it was unanimously agreed to it was unanimously agreed to authorize Township Administration to send the proposed ordinance to the

Bucks County and Solebury Township Planning Commissions for review, as well as, authorize the advertisement of the ordinance for adoption at the April 15, 2025

Authorization to Approve – Municipality Agreement Form for EMS 911 Response Recommendation
This topic was eliminated from the agenda.

Authorize Agreement of Sale (6970 Phillips Mill Road, TMP No. 41-028-010)

The property consists of 166.238+ acres located at 6970 Phillips Mill Road, Solebury Township, Bucks County, Pennsylvania, comprising Tax Map Parcel No. 41-028-010. New Hope Crushed Stone and Lime Co. has agreed to the purchase price of Two Million Four Hundred Twenty Four Thousand Dollars (\$2,424,000.00).

Discussion ensued on environmental testing and use of structures on the property.

Mr. Morrissey expressed support for the purchase of 6970 Phillips Mill Road and recognized Senator Steve Santarsiero, Peter Grover, Tom Wilschutz, Primrose Creek Watershed Association, current and previous Supervisors, Dennis Carney, Christopher Garges and many others for all of their time and efforts spent on 6970 Phillips Mill Road. Mr. Morrissey presented an overview of the progress of the property from the Quarry to now (copy of photos attached).

Res. 2025-42 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, it was unanimously agreed to approve the Agreement of Sale for acquisition of the New Hope Crushed Stone and Lime Co. property, 166.238+ acres on Phillips Mill Road; purchase price of two million four hundred twenty four thousand dollars (\$2,424,000.00).

Affirm Gilmore & Associates, Inc, Phase II Environmental Site Assessment Contract

The proposed Phase II Environmental Site Assessment (ESA), will include a geophysical survey, soil sampling, groundwater sampling (if encountered) and reporting for the New Hope Crushed Stone and Lime Co. property located at 6970 Phillips Mill Road, Solebury Township, Bucks County, Pennsylvania, comprising Tax Map Parcel No. 41-028-010.

Res. 2025-43 – Upon a motion by Mr. Francis, seconded by Ms. Cheever, it was unanimously agreed to affirm the Gilmore & Associates, Inc, Phase II Environmental Site Assessment contract.

Zoning Hearing Board Application – Douglas and Shannon De Almo (104 Heather Drive, TMP No. 41-022-104-021) – Authorize Solicitor to Attend

This topic was eliminated from the agenda.

VIII. Subdivision/Land Development

Heritage Senior Living, LLC (One Solebury Properties, LP) – Letter of Credit Payment Release – Voucher No. 1

Wynn Associates, Inc. reviewed the request for release of financial security funds for completed construction items which was prepared/submitted by the applicant. Wynn Associates, Inc. recommends the release in the amount of Three Hundred Ninety Thousand Six Hundred and Sixty-Five Dollars (\$390,665.00) based on recent inspections of the project site.

Res. 2025-44 – Upon a motion by Ms. Howe, seconded by Mr. Francis, it was unanimously agreed to authorize the release of requested funds in the amount of Three Hundred Ninety Thousand Six Hundred and Sixty-Five Dollars (\$390,665.00) as described in the Wynn Associates, Inc. Memorandum dated December February 12, 2025.

IX. New Business

Zoning Hearing Board Application – Chris Habig (6639 Greenhill Road, TMP No. 41-002-072) – Authorize Solicitor to Attend

The applicant, Chris Habig, is requesting a variance from the requirements of Section 27-604.1.B(1)(f), 27-2205.1.B(3)(c), 27-2208.3.B., 27-2208.5.C., 27-2208.5.D(4), 27-2208.5.E(1), 27-2208.5.E(8), 27-2208.5.E(11), 27-2205.1.C., 27-2205.1.E(5)(c), and Section 27-2103 to develop the property located at 6639 Greenhill Road, Lumberville, Solebury Township, Bucks County and identified as Tax Parcel No. 41-022-072 with a single-family detached dwelling and associated driveway.

Res. 2025-45 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to authorize the Township Solicitor to attend the Chris Habig Zoning hearing Board application hearing/s to represent the Board of Supervisors in this matter.

X. Public Comment – There was no public comment.

XI. Adjournment

The meeting was adjourned at 6:39 pm.

Respectfully submitted,
Catherine Cataldi, Secretary

ORDINANCE NO. 2025-002

**AN ORDINANCE OF THE TOWNSHIP OF SOLEBURY,
BUCKS COUNTY, PENNSYLVANIA, ADDING
CHAPTER 6 AND AMENDED CHAPTER 22 PART 5
RELATING TO ELECTRIC VEHICLE CHARGING
STATIONS**

WHEREAS, Section 1516 (53 P.S. Section 66516) of the Pennsylvania Second Class Township Code provides that the corporate powers of the Board of Supervisors of Solebury Township (the “Board of Supervisors”) include the ability to plan for the development of the Township through Zoning, Subdivision, and Land Development Regulations under the Act of July 13, 1968 (P.L. 805, No. 247), known as the “Pennsylvania Municipalities Planning Code”;

WHEREAS, Section 1601 of the Second Class Township Code provides that the Board of Supervisors may adopt Ordinances in which general or specific powers of the Township may be exercised, and, by the enactment of subsequent Ordinances, the Board of Supervisors may amend, repeal, or revise existing Ordinances (53 P.S. Section 66601);

WHEREAS, the proposed amendments are geared toward fulfilling the Township’s obligations under Article I, Section 27 of the Pennsylvania Constitution, and of protecting the public health, safety, and welfare of Township citizens; and

WHEREAS, the proposed amendments have been advertised, considered, and reviewed in accordance with Municipalities Planning Code Section 609 (53 P.S. Section 10609);

NOW THEREFORE, in consideration of the foregoing, be it **ENACTED** and **ORDAINED** by the Board of Supervisors of Solebury Township, Bucks County, Pennsylvania, as follows:

I. Chapter 6 of the Township Code of Ordinances is hereby **REPLACED** in its entirety to **ADD** the following:

Chapter 6. Electric Vehicle Charging Stations

§6-101. Purpose. To encourage, support, and provide regulatory standards for publicly accessible electric vehicle charging facilities and ensure that they are safe, effective, and fit within the context of their surroundings.

§6-102. Applicability

1. The provisions of this ordinance shall apply to all public Level 2 and Level 3 Electric Vehicle Charging Stations (EVCS) and Electric Vehicle Supply/Service Equipment (EVSE) that are proposed to be constructed after the effective date of this ordinance.
2. Private energy and utility providers shall comply with all provisions established

by the Public Utility Commission and the Public Utility Code, 66 Pa. C.S. §101 *et seq.*

3. Private electric vehicle charging infrastructure shall be required to comply with all applicable local building permitting requirements and shall be used only by the owners, tenants, and their guests.
4. EVCS and EVSE constructed prior to the effective date of this ordinance shall not be required to meet the requirements specified under this ordinance. Any physical modification to an existing EVCS or EVSE that alters the size, quantity, or type of system shall require a new permit and shall comply with the applicable provisions specified under this ordinance.

§6-103. Definitions.

ELECTRIC VEHICLE (EV)—Any motor vehicle, including automobiles, trucks, and motorcycles, licensed and registered for operation on public and private highways, roads, and streets that can operate solely or partially on the power of a rechargeable battery or battery pack (or other storage device that receives electricity from an external source, such as a charger) and meets the applicable state and federal motor vehicle safety standards and registration requirements. Electric vehicles include, but are not limited to, all-electric vehicles, plug-in hybrid electric vehicles (PHEV), also known as a plug-in EV.

MOTORIZED PEDALCYCLE, MOTORIZED SCOOTER—Any wheeled vehicle that operates exclusively on electrical energy that is stored in the vehicle's batteries and produces zero emissions or pollution when stationary or operating. These vehicles are not licensed or registered for on-road use.

ELECTRIC VEHICLE CHARGING STATION (EVCS)—Battery charging station equipment with an associated parking space that is publicly accessible and has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle. An EVCS may contain several charging ports/points to charge more than one EV at a time.

ELECTRIC VEHICLE PARKING SPACE—Any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle.

ELECTRIC VEHICLE SUPPLY/SERVICE EQUIPMENT (EVSE)—Any device that enables the safe transfer of energy between the local power supply grid and an electric vehicle. EVSE includes all the components for electric vehicle charging stations, including: the conductors; the ungrounded, grounded, and equipment grounding conductors; electric vehicle connectors; attachment plugs, software and all other fittings, devices, power outlets, induction plates or apparatus installed specifically for the purpose of delivering energy from the electric supply grid to an electric vehicle. EVSE may deliver either alternating current or direct current electricity (consistent with fast-charging equipment standard).

LEVEL 1 CHARGER— AC Level 1 equipment provides charging through a 120 volt (V) AC plug. Charging converts AC to DC for the battery within the vehicle itself.

LEVEL 2 CHARGER—AC Level 2 offers charging through 240 V (typical in residential applications) or 208 V (typical in commercial applications) electrical service. Charging converts AC to DC for the battery within the vehicle itself.

LEVEL 3 DIRECT CURRENT FAST CHARGING (DCFC)—An industrial grade electrical outlet (208 V or 480 V) that allows for faster recharging of electric vehicle batteries through higher power levels. Equipment (typically a three-phase AC input) enables rapid charging and is usually found along heavy traffic corridors. DC fast chargers convert AC to DC within the charging station and then supply charge directly to the battery.

ELECTRIC VEHICLE (EV) READY—Pre-wired electrical infrastructure to facilitate easy and cost-efficient future installation of EVSE, including, but not limited to, Level 2 EVSE and Level 3 DCFC. EV-Ready includes service panels, junction boxes, conduit, wiring, and other components necessary to make a particular location able to accommodate EVSE. Also known as Make Ready.



Figure 1. EV-Ready Infrastructure

§6-104. Electric Vehicle Charging Station Use Regulations.

1. Use. Electric Vehicle Charging Station (EVCS)—A publicly-accessible vehicular parking space and associated vehicle charging equipment located on any tract or parcel. EVCS shall be permitted in connection with any permitted use subject to the following conditions:
 - A. General standards
 - (1) Standards of the Pennsylvania Department of Labor and Industry shall be met, and proof of compliance shall be submitted to the municipality.
 - (2) An electric vehicle charging station is permitted as an accessory use to any permitted principal use.
 - (3) Privately-owned and operated EVCS with access restricted to authorized persons are exempt from the standards of this ordinance but shall be installed by a qualified professional and shall meet all other local, state, and federal regulations.

2. Access and Location.

- A. EVCS parking spaces shall be paved and meet or exceed the required parking space size in accordance with Chapter 27, Part 23 Off-Street Parking and Loading, and be demarcated by paint and signage.
- B. EVCS shall be located in the same lot as the principal use.
- C. A minimum of five percent (5%) of the required parking spaces for nonresidential and multifamily development shall be EVCS parking spaces, and up to this amount may be included in the calculation for minimum parking spaces that are required per Chapter 27, Part 23 Off-Street Parking and Loading, and Chapter 22, Part 5, Section 22-518 Automobile Parking.
- D. EVCS in parking lots shall be located where the equipment does not block sight triangles at aisles and intersections.
- E. When only one EVCS is provided, it shall be accessible for people with disabilities in accordance with ADA parking standards. When more than one EVCS is provided, at least one EVCS shall be ADA accessible.
- F. ADA Accessible EVCS shall connect to an accessible route to the principal buildings on the same site.
- G. The EVCS shall be located in desirable and convenient parking locations that will serve as an incentive for the use of electric vehicles.
- H. Canopies, solar panels, structures, awnings, and supports over charging stations shall not impede access to EVSE and shall comply with all other applicable codes and regulations.
- I. EVCS shall not be located in areas prone to standing water and flooding.

3. Safety and Construction.

- A. Pedestal, pole, and wall-mounted charging stations may have electronic informational screens displaying operational information not to exceed 64 square inches. Screens larger than 64 square inches shall be considered a sign and must comply with all applicable sign regulations in Chapter 27, Part 24 Sign Regulations.
- B. The following information shall be posted at all electric vehicle charging stations to allow for maintenance and notification:
 - (1) Contact information for reporting when the equipment is not operating, not accessible, or other problems.
 - (2) Voltage and amperage levels.
 - (3) Hour of operations if time limits or towaway provisions are to be enforced by the property owner.
 - (4) Usage fees.
 - (5) Safety information.
 - (6) Geographic location, date of installation, equipment type and model.
 - (7) In case of an emergency 911 shall be called.
- C. EVSE outlets and connector devices shall be no less than 36 inches and no higher than 48 inches from the ground or pavement surface where mounted.
- D. The EVCS shall contain a connector cord management device to minimize the

- potential for cord entanglement, user injury, or cord damage. Cords shall be retractable or have a place to hang the connector cord above the ground or pavement surface. Any cords connecting the charger to a vehicle shall be configured so that they do not cross a driveway, sidewalk, ADA accessible route, or passenger unloading area.
- E. EVSE must meet the National Electrical Code® (NEC®) Article 625 (or as amended) standard for installation of electric vehicle charging systems, and installation shall be by a qualified professional and shall meet all other local, state, and federal regulations.
 - F. An annual safety inspection shall be undertaken by a certified professional electrical inspector and a report submitted to the municipal code inspector.
 - G. Equipment mounted on pedestals, lighting posts, bollards, or other devices shall be designated and located to not impede fire hydrants, exterior fire sprinkler connections, pedestrian travel, create trip hazards on sidewalks, or impede snow removal.
 - H. EVCS shall have charging equipment compatible with all electric vehicle models.
 - I. EVCS and parking spaces shall be illuminated for identification and safety in accordance with Chapter 27, Part 25, Section 27-2513 Lighting Standards, if charging is offered during nighttime hours.
 - J. EVCS shall be separated from charging spaces by 3 to 4 feet high bollards with concrete footings placed to protect the EVSE from accidental impact and to prevent damage from snow removal equipment. Non-mountable curbing may be used in lieu of bollards if the EVSE is set back a minimum of 24 inches from the face of the curb.
 - K. If a publicly accessible EVCS becomes inoperable, signage shall be placed on the EVCS indicating it is out of service and notice shall be indicated on the provider's website and software application.
 - L. EVCS must be designated for EV parking. Where EVCS are part of a convenience commercial use (such as a gas station and convenience store), the EV parking spaces may be used by EVs or non-EVs subject to a time limit at the discretion of the property owner.
 - M. EVCS spaces shall be paved and meet the required standard parking space size and construction standards in accordance with Chapter 27, Part 23 Off-Street Parking and Loading, and be designated by paint and signage.

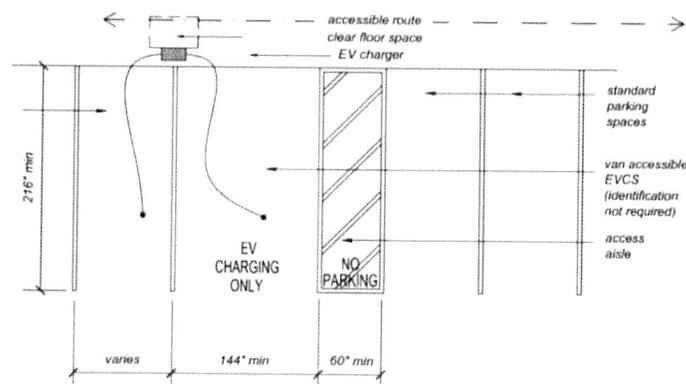


Figure 2. Sample EVCS Parking Space Configuration

- N. Any canopy covering charging equipment shall meet all setback requirements and height requirements of the zoning district for which the EVCS are located. An canopy covering may include a solar energy system, which height may not exceed the height of the canopy structure by more than 15 feet and comply with the solar energy system provisions of *<reference the Alternative Energy Ord>..*
- O. Prior to installation, a security may be required to cover the cost of decommissioning and removal of an EVCS that is abandoned. When an EVCS is no longer functioning or maintained it shall be removed by the property owner or EVCS operator if the EVCS is abandoned. An EVCS shall be considered abandoned when it has not been operating for 6 months or more.

4. Signs.

- A. All signage on EVCS and EVSE shall meet the requirements of Chapter 27, Part 24 Sign Regulations.
- B. Publicly accessible EVCS shall have posted regulatory signs, as identified in this section, allowing only charging electric vehicles to park in such spaces. For purposes of this section, charging means that an electric vehicle is parked at an EVCS and is connected to the EVSE. If time limits or vehicle removal provisions are to be enforced, regulatory signs, including parking restrictions, shall be installed immediately adjacent to and visible from the EVCS.
- C. All regulatory signs shall comply with visibility, legibility, size, shape, color, and reflectivity requirements contained within the *Manual on Uniform Traffic Control Devices for Streets and Highways*, as published by the Federal Highway Administration.
- D. Wayfinding or directional signs, if necessary, shall be permitted at appropriate decision points to effectively guide motorists to the EVSE parking spaces. Wayfinding or directional signage shall be placed in a manner that shall not interfere with any parking space, drive lane, or exit.

5. EVSE in the Municipal Right-Of-Way.

- A. EVCS in the right-of-way shall be no farther horizontally than 10 inches from the face of a curb.
- B. Charging spaces in the right-of-way shall be designated with time limitations for charging.
- C. EVCS in the right-of-way shall be accessible for people with disabilities in accordance with ADA standards.
- D. EVCS signage in the right-of-way shall meet ADA requirements for sidewalk accessibility.

6. Usage Fees.

Nothing in this ordinance shall be deemed to preclude a private owner/designee of an EVSE from collecting a fee for the use of the EVCS, in accordance with applicable state

and federal regulations. Fees shall be clearly posted on the EVCS or posted at or adjacent to the EVSE parking space.

7. Providing EV Infrastructure

EVCS and EV-Ready infrastructure installation may be required by the zoning ordinance or encouraged by incentive bonuses. Requiring new development to provide EVCS or EV-Ready equipment will provide charging for new employees or residents on premises. Permitting a reduction in the number of required parking space numbers may serve as an incentive for providing EVSE and EVCS. Streamlining approval by providing administrative review will expedite approval.

II. Chapter 22 (Subdivision and Land Development) **Part 5** (Design Standards) of the Township Code of Ordinances is hereby **AMENDED** as follows:

A. **AMEND** Section 22-518.2 (Automobile Parking; Common Parking Lot Standards) to **ADD** the following:

- K. A minimum of five percent (5%) of the required parking spaces for nonresidential and multifamily development shall be Electric Vehicle Charging Station (EVCS) parking spaces, and up to this amount may be included in the calculation for the minimum parking spaces required. Such EVCS parking spaces shall be in accordance with Chapter 6. Electric Vehicle Charging Stations.

III. Partial Repealer

All other provisions of the Ordinances of Solebury Township, as amended, shall remain in full force and effect. All other Ordinances or provisions of the Ordinance inconsistent herewith or in conflict with any of the terms hereof are, to the extent of said inconsistencies or conflicts, hereby specifically repealed.

IV. Severability

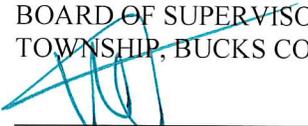
The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid, or unconstitutional by a court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Township Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional section, clause, sentence or part of a provision had not been included herein.

V. Effective Date

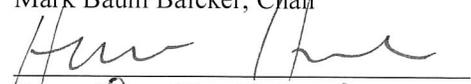
All provisions of this Ordinance shall be in full force and effect five (5) days after the approval and adoption.

ORDAINED AND ENACTED this 18th day of February, 2025.

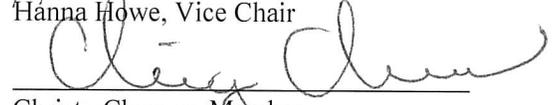
BOARD OF SUPERVISORS OF SOLEBURY
TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



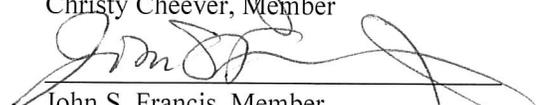
Mark Baum Baicker, Chair



Hanna Howe, Vice Chair



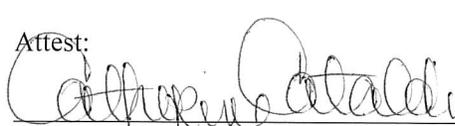
Christy Cheever, Member



John S. Francis, Member

Kevin Morrissey, Member

Attest:



Catherine Cataldi, Township Secretary

ORDINANCE NO. 2025-003

**AN ORDINANCE OF THE TOWNSHIP OF SOLEBURY,
BUCKS COUNTY, PENNSYLVANIA AMENDING THE
SOLEBURY TOWNSHIP CODE OF ORDINANCES
CHAPTER 7, FIRE PREVENTION AND FIRE
PROTECTION, TO ADOPT AND INCORPORATE BY
REFERENCE THE 2018 INTERNATIONAL FIRE CODE, AS
MODIFIED**

WHEREAS, Section 1527 of the Pennsylvania Second Class Township Code provides that the corporate powers of the Board of Supervisors of Solebury Township (the "Board of Supervisors") include the ability to secure the safety of persons or property within the Township (53 P.S. § 66527);

WHEREAS, Section 1601 of the Second Class Township Code provides that the Board of Supervisors may adopt Ordinances in which general or specific powers of the Township may be exercised, and, by the enactment of subsequent Ordinances, the Board of Supervisors may amend, repeal, or revise existing Ordinances (53 P.S. § 66601);

WHEREAS, Section 1805 of the Second Class Township Code provides that the Board of Supervisors may adopt any standard fire prevention code (53 P.S. § 66805);

WHEREAS, Section 2328 of the Pennsylvania Second Class Township Code provides that the Board of Supervisors may adopt Ordinances that regulate the fire code and impose penalties for violation of those regulations (53 P.S. §67328);

WHEREAS, the Board of Supervisors finds it to be in the best interests of the health, safety and general welfare of the Township to adopt the 2018 International Fire Code ("IFC"); and

WHEREAS, the proposed amendment have been advertised, considered, and reviewed in accordance with Pennsylvania law.

NOW THEREFORE, in consideration of the foregoing, be it **ENACTED** and **ORDAINED** by the Board of Supervisors of Solebury Township, Bucks County, Pennsylvania, that Chapter 7 of the Solebury Township Code of Ordinances is **AMENDED** as follows:

I. Chapter 7, Fire Prevention and Fire Protection, is hereby **AMENDED** as follows:

A. ADD a new Part 2, International Fire Code, as follows:

Part 2 International Fire Code

§ 7-201 Adoption of Fire Code.

- F. Section 105.6.34, "Open flames and candles." Delete Section 105.6.34 in its entirety.
- G. Section 105.6.37, "Places of assembly." Delete Section 105.6.37 in its entirety.
- H. Section 105.6.43, "Repair garages and motor fuel dispensing facilities." Delete Section 105.6.43 in its entirety.
- I. Section 105.6.47, "Temporary membrane structures and tents." Delete Section 105.6.47 in its entirety.
- J. Section 105.6.50, "Wood Products. Delete Section 105.6.50 in its entirety."
- K. Section 105.7.22, "Special event structure. Delete Section 105.7.22 in its entirety."
- L. Section 105.7.25, "Temporary membrane structures and tents. Delete Section 105.7.25 in its entirety."
- M. Section 307, "Open Burning, Recreational Fires and Portable Outdoor Fireplaces." Delete Section 307 in its entirety, including all subsections.
- N. Section 308.1.7, "Religious ceremonies." Delete Section 308.1.7 in its entirety.
- O. Section 308.1.8, "Flaming food and beverage preparation." Delete Section 308.1.8 in its entirety.
- P. Section 308.3, "Group A occupancies." Delete Section 308.3 in its entirety.
- Q. Section 308.4, "Group R occupancies." Delete Section 308.4 in its entirety.

§ 7-203 State law and other regulations.

1. This chapter shall not apply to new construction that is otherwise regulated or under construction through permits issued under the Pennsylvania Uniform Construction Code and the International Codes which are mandatorily adopted by the Township of Solebury thereunder (collectively the "UCC").
2. To the extent of any conflict between the provisions of the UCC (including, without limitation, the International Fire Code to the extent the International Fire Code is referenced by the International Building Code), the provisions of the UCC shall apply.

3. In all matters that are regulated by the laws of the Commonwealth of Pennsylvania or by regulations of departments or agencies of the Commonwealth promulgated by authority of law, such laws or regulations, as the case may be, shall control where the requirements thereof are the same as or in excess of the provisions of this article. This Part shall control in cases where the state requirements are not as strict as those contained herein.
4. Whenever the provisions or requirements of this Part are in conflict with other provisions or requirements of the ordinances of the Township of Solebury, the most restrictive or those imposing the higher standards shall govern except as otherwise provided herein.

§ 7-204 Enforcement

1. This Part may be enforced by the Fire Code Official or their designee, and any other person(s) appointed by the Board of Supervisors.
2. In addition to the violation penalties set forth in § 202.B of this Part, the Township may institute an action for injunctive relief to prohibit or abate any activity in violation of the provisions of this part.

II. Partial Repealer

All other provisions of the Ordinances of Solebury Township, as amended, shall remain in full force and effect. All other Ordinances or provisions of the Ordinance inconsistent herewith or in conflict with any of the terms hereof are, to the extent of said inconsistencies or conflicts, hereby specifically repealed.

III. Severability

The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid, or unconstitutional by a court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Township Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional section, clause, sentence or part of a provision had not been included herein.

IV. Effective Date

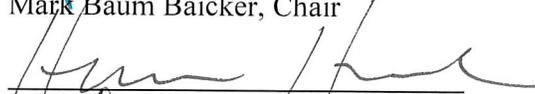
All provisions of this Ordinance shall be in full force and effect five (5) days after the approval and adoption.

ORDAINED AND ENACTED this 18th day of February, 2025.

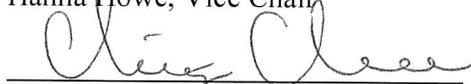
BOARD OF SUPERVISORS OF SOLEBURY
TOWNSHIP, BUCKS COUNTY,
PENNSYLVANIA



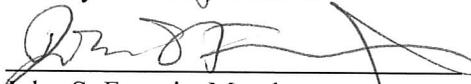
Mark Baum Baicker, Chair



Hanna Howe, Vice Chair



Christy Cheever, Member



John S. Francis, Member

Kevin Morrissey, Member

Attest:



Catherine Cataldi, Township Secretary

ORDINANCE NO. 2025-004

**AN ORDINANCE OF THE TOWNSHIP OF SOLEBURY,
BUCKS COUNTY, PENNSYLVANIA, AMENDING THE
SOLEBURY TOWNSHIP ZONING ORDINANCE
REGARDING SPECIAL SETBACKS FOR PRESERVED
LAND**

WHEREAS, Section 1516 (53 P.S. Section 66516) of the Pennsylvania Second Class Township Code provides that the corporate powers of the Board of Supervisors of Solebury Township (the “Board of Supervisors”) include the ability to plan for the development of the Township through Zoning, Subdivision, and Land Development Regulations under the Act of July 13, 1968 (P.L. 805, No. 247), known as the “Pennsylvania Municipalities Planning Code”;

WHEREAS, Section 1601 of the Second Class Township Code provides that the Board of Supervisors may adopt Ordinances in which general or specific powers of the Township may be exercised, and, by the enactment of subsequent Ordinances, the Board of Supervisors may amend, repeal, or revise existing Ordinances (53 P.S. Section 66601);

WHEREAS, it is in the public interest of the residents of the Township for the Township to clarify the applicability of special setbacks from preserved land.

WHEREAS, the proposed amendments have been advertised, considered, and reviewed in accordance with Municipalities Planning Code Section 609 (53 P.S. Section 10609);

NOW THEREFORE, in consideration of the foregoing, be it **ENACTED** and **ORDAINED** by the Board of Supervisors of Solebury Township, Bucks County, Pennsylvania, as follows:

I. Chapter 27 of the Township Code of Ordinances is hereby **AMENDED** as follows:

A. AMEND Section 27-202 of the Zoning Ordinance as follows:

1. **ADD** definition of “Active Agricultural Use” as follows:

ACTIVE AGRICULTURAL USE: Land that is currently being used for agriculture or has been used for agriculture in the last 12 months.

B. AMEND Section 27-2515 of the Zoning Ordinance as follows:

1. **STRIKE** the phrases “Preserved Land,” “New development,” “preserved farmland” and “preserved property” in Section 27-2515.D and **REPLACE** them with the phrases “Active Agricultural Use,” “New land development,” “a lot with an active agriculture use” and “lot with an active agriculture use,” respectively, so that Section 27-2515.D now reads in its entirety as follows:

Setbacks from Active Agricultural Use. New land development adjacent to a lot with an active agriculture use shall have a special setback so that any buildings or

principal structures shall be no closer than 200 feet from the lot line of the lot with an active agriculture use. A buffer shall be planted on the development side of the lot line, within the special setback, in accordance with § 22-520, Subsection 1D and E, "Landscape Conservation and Improvement Plans," of the Subdivision Ordinance [Chapter 22], to prohibit encroachment on farmland, interference with farming operations, and disposal of yard waste.

II. Partial Repealer

All other provisions of the Ordinances of Solebury Township, as amended, shall remain in full force and effect. All other Ordinances or provisions of the Ordinance inconsistent herewith or in conflict with any of the terms hereof are, to the extent of said inconsistencies or conflicts, hereby specifically repealed.

III. Severability

The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid, or unconstitutional by a court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional section, clause, sentence or part of a provision had not been included herein.

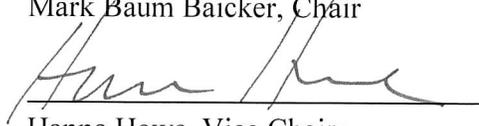
IV. Effective Date

All provisions of this Ordinance shall be in full force and effect five (5) days after the approval and adoption.

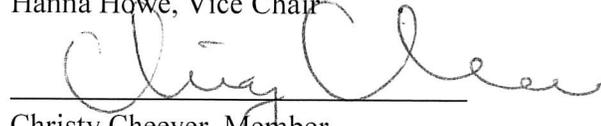
ORDAINED AND ENACTED this 18th day of February, 2025.



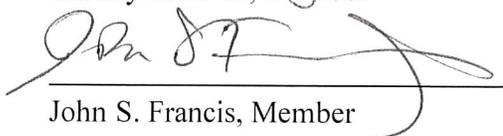
Mark Baum Baicker, Chair



Hanna Howe, Vice Chair



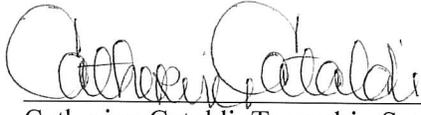
Christy Cheever, Member



John S. Francis, Member

Kevin Morrissey, Member

Attest:


Catherine Cataldi, Township Secretary

ORDINANCE NO. 2025-005

**AN ORDINANCE OF THE TOWNSHIP OF SOLEBURY,
BUCKS COUNTY, PENNSYLVANIA, AMENDING THE
COMPOSITION OF THE SOLEBURY TOWNSHIP PARK
AND RECREATION BOARD**

WHEREAS, Section 1601 of the Second Class Township Code provides that the Board of Supervisors may adopt Ordinances in which general or specific powers of the Township may be exercised, and, by the enactment of subsequent Ordinances, the Board of Supervisors may amend, repeal, or revise existing Ordinances (53 P.S. Section 66601);

WHEREAS, Section 2204(a) of the Second Class Township Code authorizes the Board of Supervisors to establish a recreation board to supervise, regulate, equip and maintain township-funded recreation programs and facilities (53 P.S. Section 67204(a));

WHEREAS, Section 2204(b) of the Second Class Township Code authorizes the Board of Supervisors to establish a recreation board consisting of five, seven or nine persons (53 P.S. Section 67204(b));

WHEREAS, the Board of Supervisors previously established the Solebury Township Park and Recreation Board, composed of nine persons;

WHEREAS, the Board of Supervisors finds that it is in the public interest of the residents of the Township to reduce the composition of the Solebury Township Park and Recreation Board to seven members; and

WHEREAS, the proposed amendments have been advertised, considered, and reviewed in accordance with Municipalities Planning Code Section 609 (53 P.S. Section 10609);

NOW THEREFORE, in consideration of the foregoing, be it **ENACTED** and **ORDAINED** by the Board of Supervisors of Solebury Township, Bucks County, Pennsylvania, as follows:

I. Chapter 1, Part 2 of the Township Code of Ordinances is hereby **AMENDED** as follows:

A. STRIKE Section 1-221 of the Township Code of Ordinances in its entirety and **REPLACE** it with the following:

There is hereby established the Solebury Township Park and Recreation Board in and for the Township, which shall be composed of seven persons.

II. Partial Repealer

All other provisions of the Ordinances of Solebury Township, as amended, shall remain in full force and effect. All other Ordinances or provisions of the Ordinance inconsistent

herewith or in conflict with any of the terms hereof are, to the extent of said inconsistencies or conflicts, hereby specifically repealed.

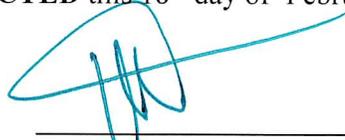
III. Severability

The provisions of this Ordinance are severable. If any section, clause, sentence, part or provision thereof shall be held illegal, invalid, or unconstitutional by a court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid, or unconstitutional section, clause, sentence or part of a provision had not been included herein.

IV. Effective Date

All provisions of this Ordinance shall be in full force and effect five (5) days after the approval and adoption.

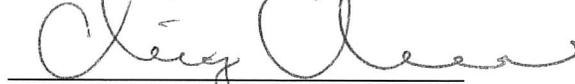
ORDAINED AND ENACTED this 18th day of February, 2025.



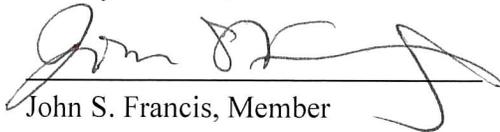
Mark Baum Baicker, Chair



Hanna Howe, Vice Chair



Christy Cheever, Member



John S. Francis, Member

Kevin Morrissey, Member

Attest:



Catherine Cataldi, Township Secretary











