

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
March 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 and Curtis J. Genner, Jr., P.E., Township 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 – February 25, 2025 and March 13, 2025

Res. 2025-46 – Upon a motion by Mr. Francis, seconded by Ms. Howe, the list of Bills Payable dated February 25, 2025 and March 13, 2025 was unanimously approved as prepared and posted.

III. Approval of Meeting Minutes – February 18, 2025

Res. 2025-47 – Upon a motion by Ms. Howe, seconded by Mr. Morrissey, the Minutes of the February 18, 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 March 18, 2025, prior to the meeting, dealing with Zoning, Possible Property Acquisition and Personnel Matters.

Changes to May Board of Supervisors Meetings

The Board announced the changes to the May 2025 Board of Supervisors meetings:

- The time of the May 6, 2025 Board meeting was changed to 6:00 pm instead of 9:30 am;
- The May 20, 2025 meeting was rescheduled to 9:30 am on Thursday, May 22, 2025.

V. Supervisor Comment – No Supervisor Comments

VI. Presentation

Solebury Township Police Department – Corporal Promotion Swear In

Gina Myslinski and Brendan Murphy were sworn in as Corporals for Solebury Township Police Department by Chairman Baum Baicker. Chief Warner presented the career background of both Corporals and expressed gratitude to the families. Following the pinning ceremony Corporal Myslinski and Corporal Murphy introduced their families. The Board expressed gratitude to the Corporals, all Police Department staff, the families and New Hope Borough Police Chief Kevin Edwards for attending.

VII. Public Hearings

Inter-Municipal Transfer of Restaurant Liquor License – No. R8636 – (6522 Lower York Road, TMP No. 41-022-135)

The applicant, Frantonio Restaurant Group LLC., requested that, pursuant to the inter-municipal transfer provisions of the Liquor Code 47 P.S. 461, Solebury Township issue a resolution (copy of which is attached) approving the transfer of Pennsylvania Liquor License R-8636 from Middletown Township, Bucks County to within Solebury Township, Bucks County.

Res. 2025-48 – Upon a resolution by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to authorize the resolution approving the transfer of Pennsylvania Liquor License R-8636 from Middletown Township, Bucks County to within Solebury Township, Bucks County.

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

The applicants, William Hargreaves and Kathryn Fernandez, were seeking Conditional Use approval to construct a driveway on the property which will cross the Aquetong Creek at 2511 Aquetong Road, New Hope, in Solebury Township, Tax Map Parcel No. 41-022-086.

A motion was made by Gretchen Rice and seconded by Lesley Marino to recommend conditional use approval subject to the Township Zoning Officer’s memorandum dated January 22, 2025 and Wynn Associates memorandum dated December 30, 2024.

Supervisor Christy Cheever entered the meeting via the Zoom virtual meeting platform.

Mark Eastburn, Esquire, William Hargreaves, Applicant and Jason Korczak, P.E. were present on behalf of the application.

A court stenographer was present to record the hearing testimony.

Mr. Freed opened the hearing and gave an overview of the project. Mr. Freed presented exhibits with no objections by the applicant.

No Party Status was requested.

Lorraine Doan, resident, questioned the cause of the brush fire on the property and the water in the creek.

John DeAndrea, resident, commented on the Planning Commission’s review.

Following an overview of the project, testimony, conversation between the Board and applicant, and public comment the hearing was closed.

Res. 2025-49 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, it was unanimously agreed to approve the conditional use application of William Hargreaves and Kathryn Fernandez for the construction of a driveway which will cross the Aquetong Creek at 2511 Aquetong Road 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 comments and recommendations of the Township Zoning Officer set forth in his letter of January 22, 2025.**
- **The Applicant shall proceed in accordance with the comments and recommendations of the Township Engineer set forth in his memorandum of December 30, 2024.**

- The Applicant shall proceed in accordance with conditions recommended by the Solebury Township Planning Commission in its recommended approval of the application on February 24, 2025.
- The Applicant shall comply with the rules, regulations and ordinances of Solebury Township, the Commonwealth of Pennsylvania, the United States government and with the Solebury Township Zoning Ordinance and Subdivision Land Development Ordinance.
- The Applicant shall obtain 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.
- The Applicant comply with any additional requirements set forth in the written decision.

Conditional Use Application – Good Hope Realty Associates a.k.a. Chase Bank (449 York Road, TMP No. 41-022-143 & 41-022-143-001)

The applicants, Good Hope Realty Associates LLC / and Logan Square Condominium Association, were seeking Conditional Use approval to demolish the existing Car Wash building and replace it with a new building for Chase Bank, including a drive through facility, at 449 York Road, New Hope, in Solebury Township, Tax Map Parcel No. 41-022-143 and 41-022-143-001.

A motion was made by Dan Fest and seconded by Gretchen Rice to recommend preliminary/final land development with requested waivers as well as the conditional use subject to the Township Zoning Officer’s memorandum dated February 19, 2025, Wynn Associates memorandum dated February 21, 2025, Simone Collins memorandum dated February 24, 2025 and conditioned upon a summary EIA be prepared and Park & Recreation address whether the proposed trail is sufficient as a fee in lieu.

Julie L. Von Spreckelsen, Esquire, Bruce Goodman, Applicant and Gary A. Tilford, Engineer were present on behalf of the application.

A court stenographer was present to record the hearing testimony.

Mr. Freed opened the hearing and gave an overview of the project. Mr. Freed presented exhibits with no objections by the applicant.

No Party Status was requested.

Following an overview of the project, testimony, conversation between the Board and applicant, and public comment the hearing was closed.

Res. 2025-50 – Upon a motion by Ms. Howe, seconded by Mr. Morrissey, it was unanimously agreed to approve the conditional use application of Good Hope Realty Associates a.k.a. Chase Bank for the construction of a drive through facility for the proposed bank and permit activities within zone 2 riparian corridor district at 449 York Road 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 comments and recommendations of the Township Zoning Officer set forth in his letter of February 19, 2025.

- The Applicant shall proceed in accordance with the comments and recommendations of the Township Engineer set forth in his memorandum of February 21, 2025.
- The Applicant shall proceed in accordance with the comments and recommendations of the Township Traffic Engineer set forth in his memorandum of October 23, 2024.
- The Applicant shall proceed in accordance with the conditions recommended by the Solebury Township Planning Commission in its recommended approval of the application on February 24, 2025.
- The Applicant shall proceed in accordance with the recommendations of the Solebury Township Board of Parks & Recreation in the memorandum of March 3, 2025
- The Applicant shall proceed in accordance with the decision of the Zoning Hearing Board of February 20, 2025.
- The Applicant shall comply with the rules, regulations and ordinances of Solebury Township, the Commonwealth of Pennsylvania, the United States government and with the Solebury Township Zoning Ordinance and Subdivision Land Development Ordinance.
- The Applicant shall obtain 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.
- The Applicant comply with any additional requirements set forth in the written decision.

VIII. Subdivision/Land Development

Preliminary/Final Land Development Application - Good Hope Realty Associates a.k.a. Chase Bank (449 York Road, TMP No. 41-022-143 & 41-022-143-001)

The applicants, Good Hope Realty Associates LLC / and Logan Square Condominium Association, are seeking to demolish the existing Car Wash building and replace it with a new building for Chase Bank at 449 York Road, New Hope, in Solebury Township, Tax Map Parcel No. 41-022-143 and 41-022-143-001.

A motion was made by Dan Fest and seconded by Gretchen Rice to recommend preliminary/final land development with requested waivers as well as the conditional use subject to the Township Zoning Officer's memorandum dated February 19, 2025, Wynn Associates memorandum dated February 21, 2025, Simone Collins memorandum dated February 24, 2025 and conditioned upon a summary EIA be prepared and Park & Recreation address whether the proposed trail is sufficient as a fee in lieu.

Julie L. Von Spreckelsen, Esquire, Bruce Goodman, Applicant and Gary A. Tilford, Engineer were present on behalf of the application.

Mr. Tilford gave an overview of the waivers for consideration, which included waivers from: Section 22-404.2.I.(17) – Plan Requirements; Section 22-404.2.O – Impact Studies; Section 24-404.2.T – Water Resource Impact Study; Section 22-520.1.B., Appendix 22-D – Township's Plant List; Section 22-520.L – Replacement Trees; and Section 22-523.3.B.(2) & Section 22-523.6 – Recreation Facilities.

Ms. Howe questioned why the applicant was requesting waiver of the Township's Plant List. Mr. Tilford advised that the waiver was requested due to the size and shape of the plants notated in the list and the space on the property for the plantings.

Discussion ensure regarding the waiver of Section 22-523.3.B.(2) & Section 22-523.6 – Recreation Facilities.

Res. 2025-51 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Howe, it was unanimously agreed to approve the Preliminary/Final Land Development with the requested waivers set forth in the Charles E Shoemaker, Inc. letter last revised January 24, 2025, Waiver A through F, subject to all comments and recommendations in the Township Zoning Officer memorandum dated February 19, 2025, the Wynn Associates memorandum dated February 21, 2025, Simone Collins memorandum dated February 24, 2025, Planning Commission recommendation of February 24, 2025, and the Parks & Recreation Board recommendation of February 27, 2025.

IX. New Business

Authorization to Approve – Municipality Agreement Form for EMS 911 Response Recommendation

Mr. Garges gave an overview of the recommendations to modify the County of Bucks EMS 911 Response for the Township, including transition to a primary ALS Provider.

Res. 2025-52 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Howe, it was unanimously agreed to approve the Municipality Agreement Form for EMS 911 Response Recommendations.

2025 Fee Schedule Amendment

Township Zoning and Permit Department requested an amendment to the fee schedule that coincides with the Township Fire Code. The amendment included the addition of Annual Fire Prevention Fees, as well as, verbiage changes on page 3 of the existing fee schedule.

Res. 2025-53 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to amend the fee scheduled as requested to coincide with the Township Fire Code.

Land Preservation – Doan Property (2200 Aquetong Road, TMP No. 41-022-174) – Agreement of Sale for Conservation Easement

The property consists of 22.619 acres located on Aquetong Road. Lorraine Doan has agreed to the conservation easement purchase price of two hundred two thousand dollars (\$202,000). Following the two-week comment period, if no comments are received, the Board of Supervisors at their April 1, 2025 meeting, will authorize the Township Manager to execute the documents related to the sale.

Ms. Doan commented on the Pennsylvania Department of Transportation and requested a change in the acreage of the property to 22.224 acres from 22.619 acres.

Discussion ensued on the property's acreage. Mr. Freed advised that the acreage on the signed Agreement of Sale was noted as 22.619. Township Staff and Solicitor are to research and update the Board of discovery at the April 1, 2025 Board meeting.

Res. 2025-54 – Upon a motion by Mr. Morrissey, seconded by Ms. Howe, it was unanimously agreed to approve the Agreement of Sale for a Conservation Easement on the Doan property, 22.619 acres on Aquetong Road; purchase price of two hundred two thousand dollars (\$202,000).

Agricultural Use Ordinance – Authorization to Send to Bucks County and Solebury Township Planning Commissions and Authorization to Advertise

The proposed ordinance amends the Solebury Township Zoning Ordinance to create provisions for agricultural accessory uses; and to amend the table of uses to permit agricultural accessory uses in all zoning districts where agriculture is permitted.

Brent Alderfer expressed affirmations for the progress made over the last year. Mr. Alderfer commented on and asked the Township to consider making the guest count uniform for special and agricultural events.

Res. 2025-55 – Upon a motion by Ms. Howe, seconded by Mr. Morrissey, it was unanimously agreed to authorize the Township Administration to send the Agricultural Use Ordinance to the Bucks County and Solebury Township Planning Commissions for review, as well as, authorize Township Administration to advertise the ordinance for adoption at the May 6, 2025 Board meeting.

Resolution Designating Christopher Garges as Official to execute all Community Conservation Partnerships Program Grant Documents and Agreements for the Solebury Township Quarry Acquisition Grant Application

Res. 2025-56 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to adopt the Resolution granting authority to Christopher Garges for execution of all documents and agreements between the Solebury Township and the Department of Conservation and Natural Resources (DCNR) associated with the Community Conservation Partnerships Program (C2P2) Grant for the Solebury Township Quarry Acquisition.

Municipal Building Office Alterations – Bid Award

The bids for the Municipal Building Office Alterations project have been received and reviewed by Phillip & Donovan Architects, LLC, Township Consultant.

Res. 2025-57 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to award the Bid as follows:

- **General Construction to S & S Building Group;**
- **Mechanical Construction to Integrity Mechanical Inc; and**
- **Electrical Construction to S & S Electrical Services, Inc.**

2025-2026 Bucks County Consortium Materials Bid – Bid Award

Bids for black top and miscellaneous stone and aggregate have been received by the Bucks County Consortium and reviewed by Solebury Township Administration.

Res. 2025-58 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Howe, it was unanimously agreed to award the Bids as follows:

- **No. 2B ¾” Stone, No. 2A Stone Mix and R-4 stone to Plumstead Materials;**
- **Super Pave 12.5 mm Wearing to Eureka Stone Quarry, Inc.; and**
- **Super Pave 9.5 mm Wearing and Super Pave 19.0 Binder to Miller Materials.**

Zoning Hearing Board Application – PNCP Corporation (2530 River Road, TMP No. 41-028-061-001) – Authorize Solicitor to Attend

This topic was eliminated from the agenda.

Zoning Hearing Board Application – Veronica M. DiCamillo (1791 River Road, TMP No. 41-036-101) – Authorize Solicitor to Attend

This topic was eliminated from the agenda.

Zoning Hearing Board Application – Aleksander Sivchuk (6008 Upper York Road, TMP No. 41-008-029) – Authorize Solicitor to Attend

This topic was eliminated from the agenda.

Employee Personnel Matter

Res. 2025-59 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Howe, it was unanimously agreed to proceed with the discipline as recommended in the Township Manager’s March 13, 2025 letter for employee number 97.

X. Public Comment – There was no public comment.

XI. Adjournment

The meeting was adjourned at 8:34 pm.

Respectfully submitted,
Catherine Cataldi, Secretary

RESOLUTION NO. 2025-48

A RESOLUTION OF THE TOWNSHIP OF SOLEBURY, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, APPROVING THE TRANSFER OF RESTAURANT LIQUOR LICENSE NO. R-8636 INTO THE TOWNSHIP OF SOLEBURY.

WHEREAS, Act 141 of 2000 ("the Act") authorizes the Pennsylvania Liquor Control Board ("PLCB") to approve, in certain instances, the transfer of restaurant liquor licenses across municipal boundaries within the same county regardless of the quota limitations provided for in Section 461 of the Liquor Code if sales of liquor and malt or brewed beverages are legal in the municipality receiving the license; and

WHEREAS, the Act requires the applicant obtain from the receiving municipality a resolution or ordinance approving the inter-municipal transfer of the liquor license prior to the applicant's submission of an application to the Pennsylvania Liquor Control Board; and

WHEREAS, the Liquor Code stipulates that, prior to adoption of a resolution or ordinance by the receiving municipality, at least one public hearing be held for the purpose of permitting individuals residing within the municipality to make comments and recommendations regarding the applicant's intent to transfer a liquor license into the receiving municipality; and

WHEREAS, an application for transfer filed under the Act must contain a copy of the resolution adopted by the municipality approving the transfer of a liquor license into the municipality.

NOW, THEREFORE, BE IT RESOLVED, that Frantonio Restaurant Group LLC., has requested the approval of the Board of Supervisors of Solebury Township for the proposed transfer of Pennsylvania Restaurant Liquor License No. R-8636 from TGI Friday's Inc., at 685 Middletown Blvd, Langhorne, PA 19047-1823, Middleton Township to Frantonio Restaurant Group LLC. for a restaurant facility to be located at 6522 Lower York Road, New Hope, PA 18938, Solebury Township with the understanding that said transfer must be approved at a later date by the Pennsylvania Liquor Control Board; and

BE IT FURTHER RESOLVED, that the Board of Supervisors of Solebury Township conducted a properly advertised public hearing on March 18, 2025 pursuant to the notice provisions of 102 of the Liquor Code to receive comments on the proposed liquor license transfer; and

BE IT FURTHER RESOLVED, that the Board of Supervisors of Solebury Township approves by adoption of this Resolution the proposed intermunicipal transfer of Pennsylvania Restaurant Liquor License No. R-8636 to Frantonio Restaurant Group LLC.; and

BE IT FURTHER RESOLVED, that transfers, designations and assignments of licenses hereunder are subject to approval by the Pennsylvania Liquor Control Board.

Duly adopted this 18th day of March 2025, by, the Board of Supervisors of the Township of Solebury, Bucks County, Pennsylvania, in lawful session duly assembled.

ADOPTED AND APPROVED this 18th day of March, 2025.

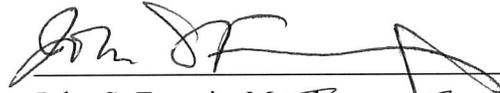


Mark Baum Baicker, Chair

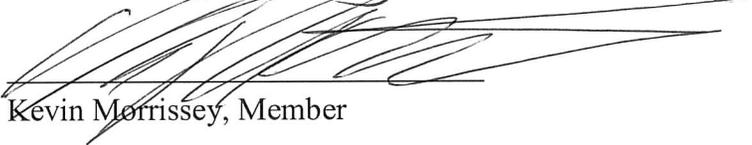


Hanna Howe, Vice Chair

Christy Cheever, Member



John S. Francis, Member



Kevin Morrissey, Member

Attest:



Catherine Cataldi, Township Secretary