

**SOLEBURY TOWNSHIP BOARD OF SUPERVISORS**  
August 19, 2025 – 6:00 P.M.  
**Solebury Township Hall/Virtual - Hybrid Meeting**  
**MEETING MINUTES**

Attendance: Hanna Howe, Vice-Chair, Kevin Morrissey, John S. Francis, Christopher Garges, Township Manager, Michele Blood, Assistant Township Manager, and Catherine Cataldi, Township Secretary. Chief Kelley Warner and Mark L. Freed, Township Solicitor were also in attendance.

Absent: Mark Baum Baicker, Chair

Via Zoom: Christy Cheever – Abstained from voting

The recording device was turned on.

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

**II. Approval of Bills Payable – July 24, 2025 and August 14, 2025**

**Res. 2025-116 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, the list of Bills Payable dated July 24, 2025 and August 14, 2025 were unanimously approved as prepared and posted.**

**III. Approval of Meeting Minutes – July 15, 2025**

**Res. 2025-117 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, the Minutes of the July 15, 2025 meeting were unanimously approved and posted.**

**IV. Announcements / Resignations / Appointments**

Executive Session

Ms. Howe announced that an Executive Session was held August 19, 2025, prior to this meeting, dealing with Property Acquisition.

**V. Supervisor Comment – No supervisor comment.**

**VI. Presentations**

Solebury Township Police Department – Swear in of Officers

Officer Justin Broskey and Officer Matthew Gaeta were sworn in as full-time police officers for Solebury Township Police Department by Magisterial District Judge Maggie Snow. Chief Warner presented the career background of both Officers and expressed gratitude to the families.

Solebury Township Police Department – Officer Promotion

The promotion of Joshua Brooks from officer to detective was announced. Detective Joshua Brooks was sworn in as detective for Solebury Township Police Department by Magisterial District Judge Maggie Snow. Chief Warner presented the career background of Detective Brooks and expressed gratitude to his family.

**VII. Public Hearing**

Conditional Use Application – PNCP Corporation (2530 River Road, TMP No. 41-022-061-001) – Continuance to October 21, 2025

The Applicant, PNCP Corporation, proposes 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.

The hearing was opened, the continuance to the October 21, 2025 Board of Supervisors meeting was announced, and the hearing was closed.

Excessive and Unnecessary Noise Ordinance Amendment – Authorization to Adopt

The proposed ordinance amendment adds the “reasonable person” standard to the Excessive and Unnecessary Noise Ordinance.

Mr. Freed presented the ordinance exhibits.

Christopher Nally, resident, gave an overview of a violation he received under this ordinance. Mr. Nally discussed the following with the Board: 1. Requested that evidence match a written citation; 2. Expressed support for the change in the ordinance; 3. Questioned how often ordinances are reviewed; and 4. Requested the Board consider reimbursement of his legal fees.

Mr. Freed presented an overview of the outcome of Mr. Nally’s court citation.

**Res. 2025-118 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, it was unanimously agreed to adopt the Excessive and Unnecessary Noise Ordinance Amendment, No. 2025-010.**

Historical Architectural Review Board – Certificate of Appropriateness – Mark and Cynthia Baum Baicker (6111 Carversville Road, TMP No. 41-002-002)

The applicants, Mark and Cynthia Baum Baicker, requested to replace upper and lower rear wooden decks with Trex Enhance Composite decking at 6111 Carversville Road, Carversville, Solebury Township.

*HARB Motion: Upon a Motion by Larry Peseski, seconded by Patrick Strzelec, the application as presented was unanimously approved for the replacement of upper and lower wood decks that will be replaced with Beach Dune Color Trex and for the replacement of wood balustrade system with flat or satin black painted Trex aluminum metal. The Board noted that due to the age of the property and modernity of the design the Trex material was deemed appropriate. The motion carried 7-0. Mr. Minnucci was not present*

**Res. 2025-119 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, it was unanimously agreed to authorize the Certificate of Appropriateness to 6111 Carversville Road, TMP No. 41-002-002, as per the recommendations 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.**

**VIII. New Business**

Adopt a Township Road Program – Discussion and Authorization to Implement Program

Mr. Garges gave an overview of the program and introduced Hugh Marshall. Hugh Marshall offered highlights of the program, including: safety equipment to be provided by the Township; participants are to conduct litter cleanups two (2) times a year for a minimum of two (2) years; and the Township will

arrange to pick up filled trash bags. Mr. Marshall offered commitment to the program for the next five (5) years.

Kurt Leasure, resident, acknowledged Carversville Clean Up Day.

John DeAndrea, resident, acknowledged Aquetong Watershed Association's Annual Spring Clean Up.

**Res. 2025-120 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, it was unanimously agreed to implement the Adopt a Township Road program for Solebury.**

New Hope Crushed Stone – Department of Environmental Protection Lien Agreement – 6970 Phillips Mill Road – Authorization to Approve

The agreement, between the Commonwealth of Pennsylvania, Department of Environmental Protection and Solebury Township, agrees to Solebury Township's development of the property into a park for recreational use to fulfill the reclamation of New Hope Crushed Stone Quarry property under the Noncoal Surface Mining Act and satisfy the Department of Environmental Protection Lien.

**Res. 2025-121 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, it was unanimously agreed to approve the Consent Order and Agreement between the Commonwealth of Pennsylvania, Department of Environmental Protection and Solebury Township.**

Historical Architectural Review Board – Repair and Replacement In-Kind Ordinance – Expiration Revision – Authorization to Draft

*The Historical Architectural Review Board unanimously recommended that the Board of Supervisors modify Chapter 11 of the Code of Ordinances and adopt a timeline for RRIK approval applications to be identical to formal HARB applications.*

**Res. 2025-122 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, it was unanimous agreed to authorize Township staff to draft an ordinance modifying Chapter 11 of the Township Code of Ordinances to adopt a timeline for Repair and Replacement In-Kind (RRIK) approval Applications as recommended by the Historical Architectural Review Board.**

Land Preservation – Nakashima-Yarnall Property (Aquetong Road, TMP Nos. 41-036-087-006, 41-036-087-010 and 41-036-109-010) – Agreement of Sale for Conservation Easement

The property consists of 21.73 acres located on Aquetong Road. Mira Nakashima has agreed to the conservation easement purchase price of Two Hundred Fifty Thousand Eight Hundred Thirty-Three Dollars (\$250,833.00). Following the two-week comment period, if no comments are received, the Board of Supervisors at their September 2, 2025 meeting, will authorize the Township Manager to execute the documents related to the sale.

Mr. Morrissey expressed gratitude to the Land Preservation Committee and Terry Clemons, Esq.

**Res. 2025-123 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, it was unanimously agreed to approve the Agreement of Sale for a Conservation Easement on the Nakashima-Yarnall property, 21.73 acres on Aquetong Road; purchase price of Two Hundred Fifty Thousand Eight Hundred Thirty-Three Dollars (\$250,833.00).**

Land Preservation – Estate of David R. McShane Property (6764 Paxson Road, TMP Nos. 41-018-009, 41-018-010-002, 41-018-010-003, and 41-018-010-005) - Agreement of Sale for Conservation Easement

Discussion of this topic was tabled until a future Board of Supervisors meeting.

Bid Award – 2025-2026 Propane Bid

This topic was eliminated from the agenda.

Planning Commission – Warehouse and Logistics Ordinance – Authorization for Support from Township Planning Consultant

*The Solebury Township Planning Commission unanimously agreed to recommend to the Board of Supervisors (BOS) that the current definitions for warehouses and logistic buildings be reviewed in light of the growing demand for logistics warehousing and that the related materials be provided to the Planning Commission (PC) for consideration. In addition, the PC requests support from a township planning consultant, if the BOS would like to consider a new ordinance for warehouses and logistics. It would be helpful if the planner could compile recent ordinances from a range of geographic areas in the northeast for consideration by the PC for consideration at a future planning commission meeting.*

John DeAndrea, resident, commented on the necessity of the definitions for warehouses and logistic buildings and in favor of guidance from the Township planning consultant.

**Res. 2025-124 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey it was unanimously agreed to authorize the Solebury Township Planning Commission to review and draft a Warehouse and Logistics Ordinance with support from Thomas Comitta Associates, Inc., Township Planner.**

Permit Department Renovations – Authorization to Release Final Payment

Township Consultant, Phillips & Donovan Architects, LLC, reviewed the payment request no. four (4) regarding completed construction items for the Solebury Township Municipal Building Alterations in the amount of Ten Thousand Nine Hundred Twenty-Four Dollars and Eight Cents (\$10,924.08)

**Res. 2025-125 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, it was unanimously agreed to approve the release of payment no. four (4) approved by Phillips & Donovan Architects, LLC. for completed construction items by S&S Building Group, S&S Electrical Services, Inc. and Integrity Mechanical, Inc. for the Solebury Township Municipal Building Alterations.**

Gateway Trail III Project – Ply-Mar Construction Company, Inc. – Authorization to Release Final Payment

The Township Engineer reviewed the Application and Certification for Payment No. six (6) and recommended the Board approve the final payment of the retained funds in the amount of Nine Thousand One Hundred Ten Dollars and Thirty-One Cents (\$9,110.31).

**Res. 2025-126 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, it was unanimously agreed to approve the release of payment no. six (6) approved by the Township Engineer of the requested items in the amount of Nine Thousand One Hundred Ten Dollars and Thirty-One Cents (\$9,110.31).**

Solebury Housing – Authorize Staff to Research Potential Options

Mr. Garges gave an overview of the history of the topic.

Discussion ensued regarding the interest in expanding housing opportunities and exploring what options the Township may have to create those opportunities.

**Res. 2025-127 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, it was unanimously agreed to authorize the Township administration to research data and resources regarding housing options for Solebury Township.**

**IX. Public Comment**

- Christopher Nally, expressed gratitude to the Board for the opportunity to address them. Mr. Nally questions how often Township Ordinance were reviewed and the reason behind the Excessive and Unnecessary Noise Ordinance Amendment.

**X. Adjournment**

The meeting was adjourned at 7:16 pm.

Respectfully submitted,  
Catherine Cataldi, Secretary

**ORDINANCE NO. 2025-010**

**AN ORDINANCE OF THE TOWNSHIP OF SOLEBURY,  
BUCKS COUNTY, PENNSYLVANIA, AMENDING  
CHAPTER 10 AND CHAPTER 27 OF THE SOLEBURY  
TOWNSHIP CODE OF ORDINANCES REGARDING  
EXCESSIVE NOISE**

**WHEREAS**, Section 1516 (53 P.S. § 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. § 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. § 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 10** of the Township Code of Ordinances is hereby **AMENDED** as follows:

**A. REVISE Section 10-203.1.B.** to **REPLACE** the phrase “any reasonable person” with “a reasonable person of ordinary sensibilities” so that it now reads:

Excessive Noise Prohibited. In addition to the above, it is hereby declared to be a nuisance and shall be unlawful for any person, firm or business entity to make, cause, suffer or permit to be made or caused upon a property owned, occupied or controlled by him or it or upon any public land, street, alley or thoroughfare in the Township any excessive noises or sounds, by means of vehicles, machinery, equipment (including sound amplification equipment and musical instruments) or by any other means or methods which are physically annoying to the comfort of a reasonable person of ordinary sensibilities or which are so harsh, prolonged, unnatural or unusual in their use, time and place, as to occasion physical discomfort, or which are otherwise injurious to the lives, health,

peace and comfort of the inhabitants of the Township or any number of residents thereof.

**B. REVISE Section 10-203.1.C.(1) to REPLACE** the phrase “any person” with “a reasonable person of ordinary sensibilities” so that it now reads:

Possessing, harboring or keeping an animal or bird which makes any noise continuously and/or persistently for a period of 15 minutes or more, in such a manner as to disturb or annoy a reasonable person of ordinary sensibilities at any time of the day or night, regardless of whether the animal is situated upon private property.

**C. REVISE Section 10-203.1.C.(2) to REPLACE** the word “persons” with the phrase “a reasonable person of ordinary sensibilities” so that it now reads:

Operating, playing or permitting the operation of playing or any radio, television, audio equipment, sound amplifier, musical instrument or other such device between the hours of 10:00 p.m. and 9:00 a.m. in such a manner as to cause annoyance to a reasonable person of ordinary sensibilities.

**D. REVISE Section 10-203.1.C.(4) to REPLACE** the word “persons” with the phrase “a reasonable person of ordinary sensibilities” so that it now reads:

Repairing, rebuilding, modifying, testing or operating a motor vehicle, Motorcycle, recreational vehicle or powered model vehicle in such a manner as to cause annoyance to a reasonable person of ordinary sensibilities across a real property boundary from the noise source.

**E. REVISE Section 10-203.1.C.(5) to REPLACE** the word “persons” with the phrase “a reasonable person of ordinary sensibilities” so that it now reads:

Operating or permitting the operation of any mechanically powered saw, drill, sander, grinder, lawn or garden tool or similar device used out of doors between the hours of 10:00 p.m. and 7:00 a.m. in such a manner as to cause annoyance to a reasonable person of ordinary sensibilities across a real property boundary from the noise source.

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

**A. REVISE Section 27-2512.5.c. to REPLACE** the phrase “any reasonable person” with “a reasonable person of ordinary sensibilities” so that it now reads:

Excessive Noise Prohibited. In addition to the above, it is hereby declared to be a nuisance and shall be unlawful for any person, firm or business entity to make, cause, suffer or permit to be made

or caused upon a property owned, occupied or controlled by him or it or upon any public land, street, alley or thoroughfare in the Township any excessive noises or sounds, by means of vehicles, machinery, equipment (including sound amplification equipment and musical instruments) or by any other means or methods which are physically annoying to the comfort of a reasonable person of ordinary sensibilities or which are so harsh, prolonged, unnatural or unusual in their use, time and place, as to occasion physical discomfort, or which are otherwise injurious to the lives, health, peace and comfort of the inhabitants of the Township or any number of residents thereof.

**B. REVISE Section 27-2512.5.d.i. to REPLACE the phrase “any person” with “a reasonable person of ordinary sensibilities” so that it now reads:**

Possessing, harboring or keeping an animal or bird which makes any noise continuously and/or persistently for a period of 15 minutes or more, in such a manner as to disturb or annoy a reasonable person of ordinary sensibilities at any time of the day or night, regardless of whether the animal is situated upon private property.

**C. REVISE Section 27-2512.5.d.ii. to REPLACE the word “persons” with the phrase “a reasonable person of ordinary sensibilities” so that it now reads:**

Operating, playing or permitting the operation or playing of any radio, television, audio equipment, sound amplifier, musical instrument or other such device between the hours of 10:00 p.m. and 9:00 a.m. in such a manner as to cause annoyance to a reasonable person of ordinary sensibilities in the vicinity.

**D. REVISE Section 27-2512.5.d.iv. to REPLACE the word “persons” with the phrase “a reasonable person of ordinary sensibilities” so that it now reads:**

Repairing, rebuilding, modifying, testing or operating a motor vehicle, motorcycle, recreational vehicle or powered model vehicle in such a manner as to cause annoyance to a reasonable person of ordinary sensibilities across a real property boundary from the noise source.

**E. REVISE Section 27-2512.5.d.v. to REPLACE the word “persons” with the phrase “a reasonable person of ordinary sensibilities” so that it now reads:**

Operating or permitting the operation of any mechanically powered saw, drill, sander, grinder, lawn or garden tool or similar device used out of doors between the hours of 10:00 p.m. and 7:00 a.m. in such a manner as to cause annoyance to a reasonable person of ordinary sensibilities across a real property boundary from the noise source.

**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 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 19<sup>th</sup> day of August, 2025.

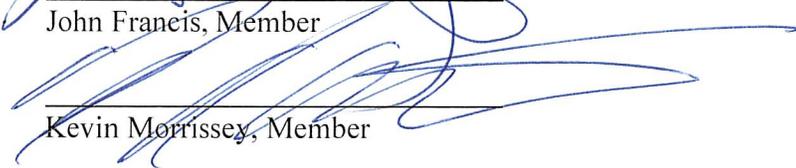
BOARD OF SUPERVISORS OF SOLEBURY  
TOWNSHIP, BUCKS COUNTY,  
PENNSYLVANIA

\_\_\_\_\_  
Mark Baum Baicker, Chair

  
\_\_\_\_\_  
Hanna Howe, Vice Chair

\_\_\_\_\_  
Christy Cheever, Member

  
\_\_\_\_\_  
John Francis, Member

  
\_\_\_\_\_  
Kevin Morrissey, Member

Attest:

  
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Catherine Cataldi, Township Secretary