

**SOLEBURY TOWNSHIP BOARD OF SUPERVISORS**  
November 19, 2024 – 6:00 P.M.  
**Solebury Township Hall/Virtual - Hybrid Meeting**  
**MEETING MINUTES**

Attendance: Mark Baum Baicker, Chair, Hanna Howe, Vice-Chair, Kevin Morrissey, John F. Francis, Christy Cheever, Christopher Garges, Township Manager, and Catherine Cataldi, Secretary. Mark L. Freed, Township Solicitor, was also in attendance.

Absent: Michele Blood, Assistant Township Manager

The recording device was turned on.

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

**II. Approval of Bills Payable – November 14, 2024**

**Res. 2024-172 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, the list of Bills Payable dated November 14, 2024 was unanimously approved as prepared and posted.**

**III. Approval of Meeting Minutes – November 7, 2024 Budget Meeting Minutes**

**Res. 2024-173 – Upon a motion by Mr. Francis, seconded by Ms. Howe, the Minutes of the November 7, 2024 Budget meeting were unanimously approved as prepared and posted.**

**IV. Announcements / Resignations / Appointments**

Executive Session

Mr. Baum Baicker announced that an Executive Session was held November 12, 2024, dealing with Personnel Matters and an Executive Session was held November 19, 2024, prior to the Board meeting, dealing with Zoning Matters.

Appointment of Paul Kawoczka as Associate Member to the Parks & Recreation Board

**Res. 2024-174 – Upon a motion by Mr. Morrissey, seconded by Ms. Cheever, it was unanimously agreed to appoint Paul Kawoczka as Associate Member to the Parks & Recreation Board for term ending December 31, 2025.**

Appointment of Robert Chase Palmer to the Land Preservation Committee

**Res. 2024-175 – Upon a motion by Ms. Howe, seconded by Mr. Morrissey, it was unanimously agreed to appoint Robert Chase Palmer to the Land Preservation Committee for term ending December 31, 2025.**

**V. Supervisor Comment**

- Mr. Baum Baicker expressed concern for the strain that new construction may have on the Township’s emergency infrastructure. Mr. Garges advised that the Township has been proactive with meetings and discussions regarding the Township’s Emergency services.
- Mr. Baum Baicker announced the Grant Award to Bucks County for Hal H. Clark Park. The project will include construction of a boat launch and pedestrian walkways, ADA access,

landscaping, project sign and other related site improvements. Mr. Baum Baicker expressed gratitude to Senator Steve Santarsiero and Representative Tim Brennan.

## **VI. Presentation**

### Solebury Green Master Plan

Katrina Rogus, RLA and Sara Pevaroff Schuh, SALT Design Studios presented the Solebury Green Master Plan presentation (copy of which is attached). Highlights of the presentation included: existing conditions; concept development; summary of engagement; Solebury Master Plan; and phasing plan.

Board members expressed support for the enhancements of the plan presented.

Ms. Howe questioned when to incorporate facilities and emergency services into the discussion to plan for maintenance and protection.

Ms. Cheever questioned if the plan included lighting throughout the park.

Mr. Baum Baicker questioned how and when does the plan come together.

Discussion ensued on the phasing process and funding, including grants.

Shannon Pendleton, resident, expressed gratitude for the presentation and focus on recreation. Ms. Pendleton questioned what the opportunities are for resources and resiliency as the plan evolves and a way to track the metrics of the resources.

John DeAndrea, resident, questioned the location of the restrooms to the hookup location. Mr. DeAndrea encouraged the Township Administration consider including grass or flowers that don't require mowing and solar for the lighting.

Scott Kelly, resident, expressed concern for the lack of sporting and recreation area at the park. Mr. Kelly expressed support for moving of the Pickleball courts to Solebury Green and offered to donate court installation.

## **VII. Public Hearing**

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

Mr. Freed opened the hearing and gave an overview of the project and announced the continuance of the public hearing.

**Res. 2024-176 - Upon a motion Mr. Baum Baicker, seconded by Ms. Howe, it was unanimously agreed to continue the public hearing for the William Hargreaves and Kathryn Fernandez Conditional Use application until February 18, 2025 at 6:00 pm.**

## **VIII. New Business**

Ingham Road, Lower Mountain Road and Route 202 Intersection – Township Traffic Engineer Memo  
Mark Roth, Township Traffic Engineer, provided a memo outlining four options for consideration to determine the next steps for the Ingham Rd, Lower Mtn Road & Route 202 intersection improvement project.

The four (4) options considered by the Board were:

1. Stop work and arrange meeting with Department of Community & Economic Development (DCED) to discuss the grant funding, the Township's obligations, and potential options.
2. Prepare preliminary engineering design plans incorporating the full roadway design along Route 202 as suggested by PennDOT (red-line plan attached). This includes restricting left-turn movements out of both Lower Mountain Road and Ingham Road.
3. Close-off the northern portion of Ingham Road at the intersection with Route 202, and provide a cul-de-sac, to prevent all movements into and out of Ingham Road at the intersection with Route 202/Lower Mountain Road (emergency access will still be permitted and gate/chain controlled). Full movements will be allowed at the Lower Mountain Rd/Route 202 intersection.
4. Enter into an agreement with the Township under a separate contract to evaluate an option to restrict all egress movements at both Lower Mountain Road and Ingham Road and allow for ingress only. All egress movements will need to utilize other routes to access Route 202.

Christy Hallas, resident, expressed gratitude to the Board for proceeding with option one (1).

Mr. Francis expressed gratitude to the residents for their feedback.

**Res. 2024-177 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Howe, it was unanimously agreed to authorize the Township Traffic Engineer to proceed with option one (1), which included to stop work and arrange meeting with Department of Community & Economic Development to discuss funding, the Township's obligations, and potential options.**

EV Charging Ordinance – Authorization to send to Solebury Township and Bucks County Planning Commissions for Review and Authorization to Advertise

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. 2024-178 - Upon a motion by Mr. Francis, seconded by Ms. Howe, it was unanimously agreed to authorize Township Administration to send the proposed ordinance to the Environmental Advisory Council, Solebury Township Planning Commission and Bucks County Planning Commissions for review and authorize Township Administration to advertise the ordinance for adoption.**

Township Fire Code – Authorization to Advertise

The proposed 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. This ordinance / code adoption is required in order to establish a commercial fire life safety inspection program. The program will be administered by the Township's building code official.

**Res. 2024-179 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, it was unanimously agreed to authorize Township Administration to advertise the ordinance for adoption.**

Zoning Hearing Board Application – Evan and Jessica Brozda also known as the Matejik Property (3371 Street Road, TMP No. 41-001-030-001) – Authorize Solicitor to Attend

This topic was eliminated from the agenda.

Appointment of Gilmore & Associates, Inc. as Professional Consulting Services for the Comprehensive Park, Recreation, Open Space, Trail and Greenway Plan

Four proposals were received for Professional Consulting Services for the Comprehensive Park, Recreation, Open Space, Trail and Greenway Plan.

*At their November 14, 2024 meeting the Comprehensive Park, Recreation, Open Space, trail and Greenway Plan Committee reviewed the proposals and made a recommendation for the Board to appoint Gilmore & Associates, Inc. as Professional Consulting Services.*

**Res. 2024-180 – Upon a motion by Mr. Morrissey, seconded by Ms. Cheever, it was unanimously agreed to appoint Gilmore & Associates, Inc. as Professional Consulting Services for the Comprehensive Park, Recreation, Open Space, Trail and Greenway Plan.**

Resolution Designating Christopher Garges and Michele Blood as officials to execute all Statewide Local Share Assessment Grant Documents and Agreements for the Public Works Caterpillar (CAT) 120JOY Motor Grader Grant Application

**Res. 2024-181 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Howe, it was unanimously agreed to adopt the Resolution granting authority to Christopher Garges and Michele Blood for execution of all documents and agreements between Solebury Township and the Commonwealth Financing Authority associated with the Local Share Assessment Grant for the Public Works Caterpillar (CAT) 120JOY Motor Grader.**

Resolution Designating Christopher Garges and Michele Blood as officials to execute all Statewide Local Share Assessment Grant Documents and Agreements for the UTV with Firefighting Capabilities Grant Application

**Res. 2024-182 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, it was unanimously agreed to adopt the Resolution granting authority to Christopher Garges and Michele Blood for execution of all documents and agreements between Solebury Township and the Commonwealth Financing Authority associated with the Local Share Assessment Grant for the UTV with Firefighting Capabilities.**

Resolution Designating Christopher Garges and Michele Blood as officials to execute all Statewide Local Share Assessment Grant Documents and Agreements for the Bond House Grant Application

**Res. 2024-183 – Upon a motion by Mr. Francis, seconded by Ms. Howe, it was unanimously agreed to adopt the Resolution granting authority to Christopher Garges and Michele Blood for execution of all documents and agreements between Solebury Township and the Commonwealth Financing Authority associated with the Local Share Assessment Grant for the Bond House.**

Gateway Trail III Project – Ply-Mar Construction Company, Inc. – Payment Request No. 4

The Township Engineer has reviewed the Application and Certification for Payment No. 4 and recommends the Board approve the payment of the requested items in the amount of Two Hundred Thirty Four Thousand Four Hundred Thirty Eight Dollars and Fifty Three Cents (\$234,438.53). It is noted that the recommended payment reflects 10% (\$90,409.10) total withholding to date for retainage funds pursuant to contract specifications.

**Res. 2024-184 – Upon a motion by Mr. Morrissey, seconded by Ms. Howe, it was unanimously agreed to approve the payment of the requested items in the amount of Two Hundred Thirty Four Thousand Four Hundred Thirty Eight Dollars and Fifty Three Cents (\$234,438.53).**

2025 Meeting Dates

The Board of Supervisors meetings are held on the first and third Tuesdays of each month at 6:00 pm, unless otherwise noted. There is only one meeting held the third Tuesday in the months of June, July, and August. There is only one meeting held the second Tuesday in the month of December. The Reorganization meeting and the first meetings for February, March, and April will be held at 9:30 am.

Res. 2024-185 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Cheever, it was unanimously agreed to authorize the Board of Supervisors meeting dates for 2025 as follows:

**Board of Supervisors (Held on Tuesday unless otherwise noted)**

**January 6 @ 9:30 AM – Reorganization (First Monday)**

**January 9 @ 9:30 AM – Work Session – Establish Priorities (Second Thursday)**

**January 21 @ 6 PM**

**February 4 @ 9:30 AM**

**February 18 @ 6 PM**

**March 4 @ 9:30 AM**

**March 18 @ 6 PM**

**April 1 @ 9:30 AM**

**April 15 @ 6 PM**

**May 6 @ 9:30 AM**

**May 20 @ 6 PM**

**June 17 @ 6 PM**

**July 15 @ 6 PM**

**August 19 @ 6 PM**

**September 2 @ 6 PM – Budget Session**

**September 16 @ 6 PM**

**October 7 @ 6 PM – Budget Session**

**October 21 @ 6 PM**

**November 6 @ 6 PM – Budget Session (Thurs due to Election Day)**

**November 18 @ 6 PM**

**December 9 @ 6 PM – Budget Session (2nd Tuesday of the month)**

**IX. Public Comment**

- Allison Campbell, resident, commented on and asked the Board to protect and reinforce Ordinance 10-203 C (1) to ensure excessive noise (dog barking) is not tolerated in Solebury.
- John DeAndrea, resident, recognized the Solebury Township Police Department for an incident where an Officer helped change a motorist's tire on State Route 202.

**X. Adjournment**

The meeting was adjourned at 7:24 pm.

Respectfully submitted,  
Catherine Cataldi, Secretary

# SOLEBURY GREEN MASTER PLAN

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS MEETING

NOVEMBER 19, 2024

**SALT**  
DESIGN STUDIO  
LANDSCAPE ARCHITECTURE  
PLANNING & URBAN DESIGN

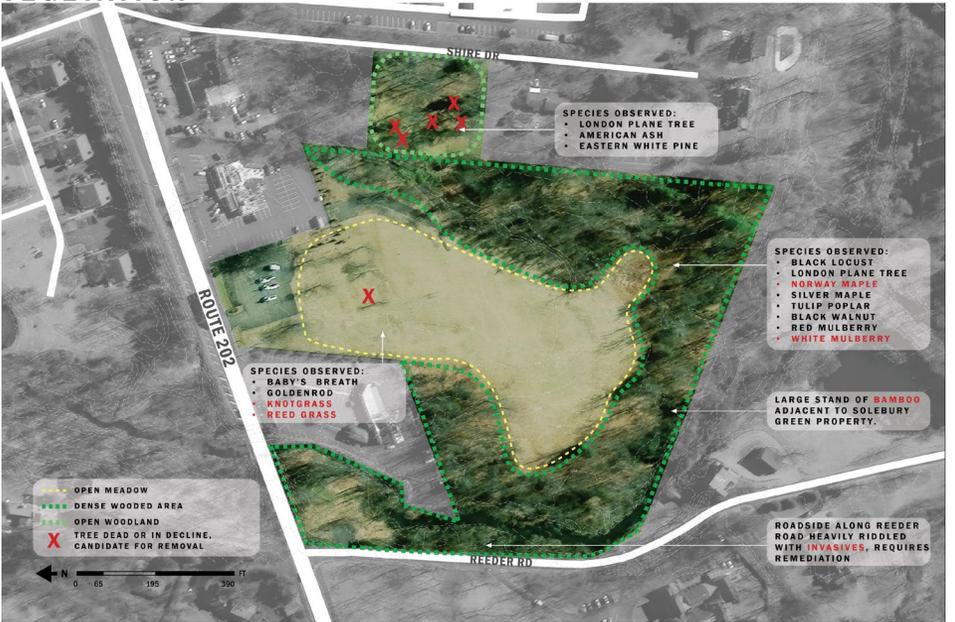
# Existing Conditions



## TOPOGRAPHY & SLOPE ANALYSIS



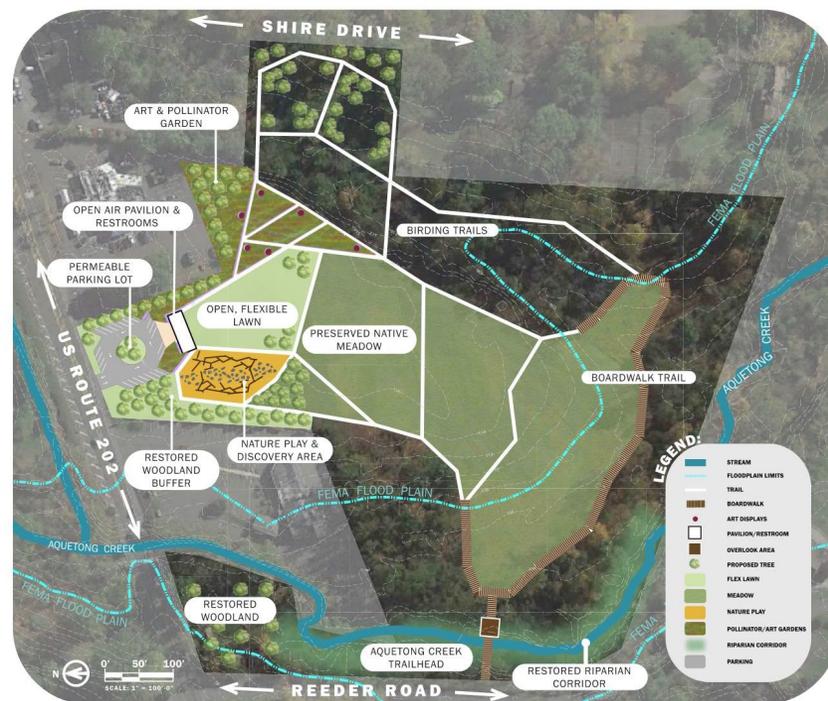
## VEGETATION



# Existing Conditions



# Concept Development





# Solebury Green Master Plan



**LEGEND:**

- 1 Park Entrance Sign
- 2 Parking Lot with 33 Spaces & EV Charging
- 3 Multi-Modal / Bike Trail
- 4 Pollinator & Sculpture Gardens
- 5 Gathering Plaza with Shade Trees & Seating
- 6 Central Open-Air Pavilion
- 7 Restrooms
- 8 Lawn for Flexible Programming & Events
- 9 Tiered Seat Walls in Lawn
- 10 Play Area for Young Children (Ages 2-5)
- 11 Nature Challenge & Fitness Area (Ages 5+)
- 12 Hammock Grove
- 13 Meadow Pavilion with Seating Area
- 14 Paved Trail
- 15 Boardwalk Trail
- 16 Mown Trail through Meadow
- 17 Elevated Overlook with Seating
- 18 Aquetong Pavilion with Bench Swings
- 19 Creek Overlook with Seating
- 20 Pedestrian Bridge over Creek
- Art Exhibits



WIDENING OF RIGHT TURN LANE FROM REEDER ROAD

CONNECTION TO RIVER TO RIVER BIKE TRAIL

**POLLINATOR & SCULPTURE GARDENS**

**GATHERING PLAZA**

**POLLINATOR & SCULPTURE GARDENS**

**OPEN-AIR PAVILION**

**BIKE / MULTI-MODAL TRAIL**

**PARKING LOT**

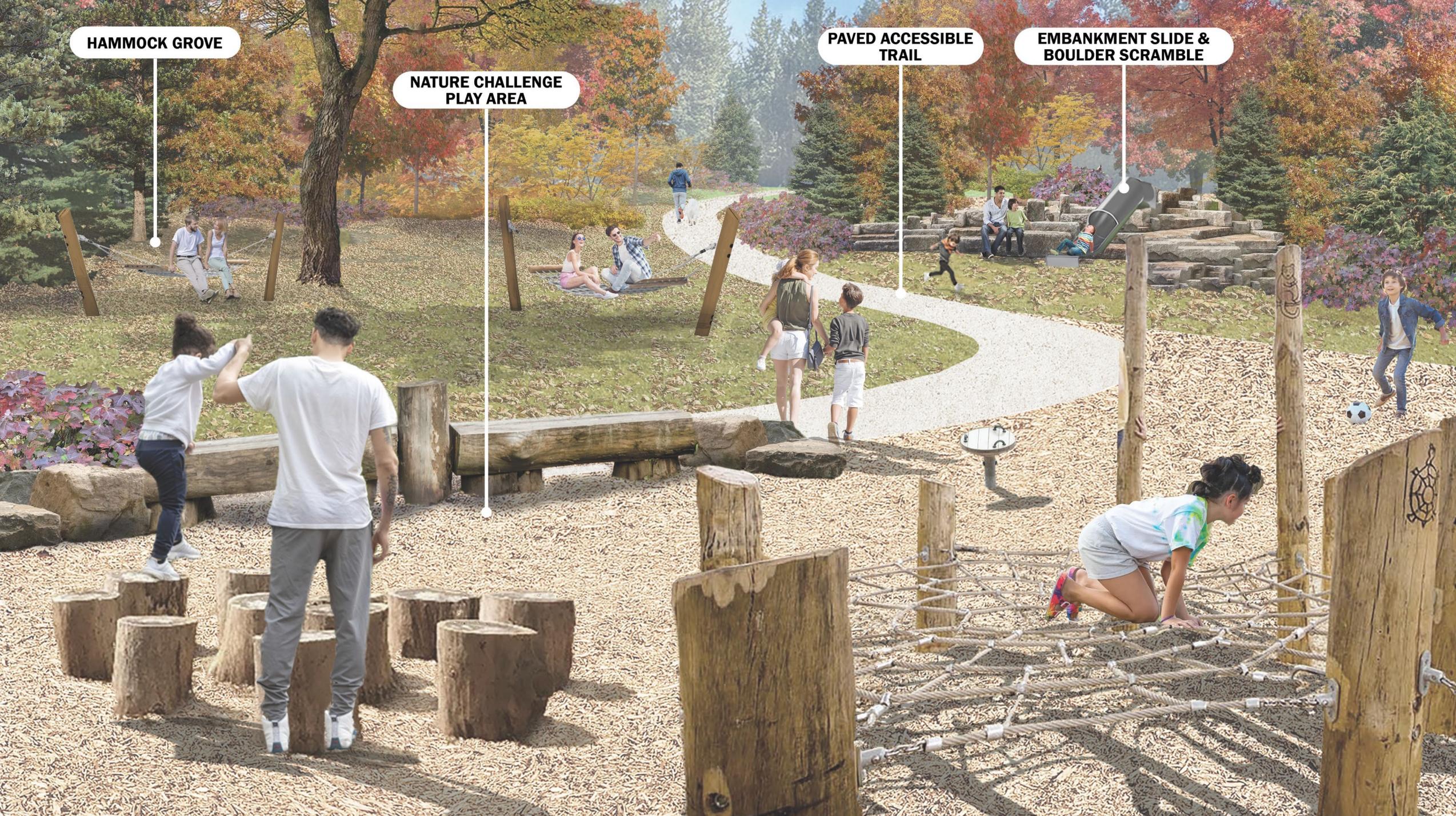


**HAMMOCK GROVE**

**NATURE CHALLENGE  
PLAY AREA**

**PAVED ACCESSIBLE  
TRAIL**

**EMBANKMENT SLIDE &  
BOULDER SCRAMBLE**



An architectural rendering of a woodland park. A wooden boardwalk trail winds through a dense forest of tall trees. In the center, a large, circular sculpture made of copper-colored, overlapping leaf-like pieces is suspended in the air. The boardwalk features several built-in wooden benches for seating. In the foreground, a rocky stream flows through lush green vegetation. Two children are seen playing in the water near the rocks. The scene is bright and naturalistic.

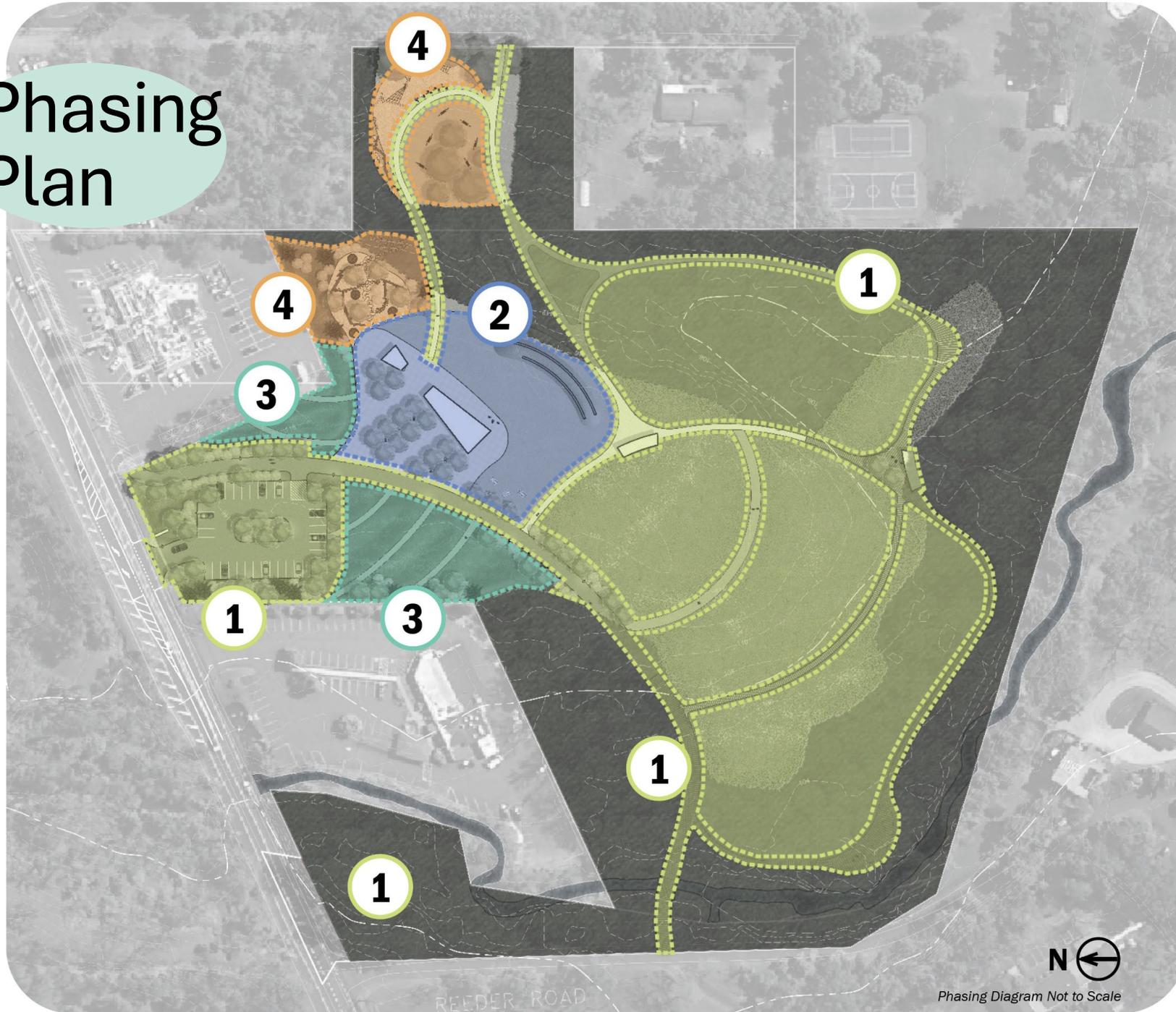
**WOODLAND SCULPTURE**

**BOARDWALK TRAIL THROUGH  
PRESERVED WOODLAND**

**CONTEMPLATIVE SEATING**

**AQUETONG CREEK  
ACCESS POINT**

# Phasing Plan



## 1 ENTRANCE, TRAILS & PARKING

- New park entrance and parking area, including EV-charging stations, lighting, and signage.
- Installation of multi-modal trail through park with connections to proposed bike trail at Route 202 and Reeder Road.
- Installation of park trail system, including boardwalks and small gathering areas with small pavilions, seating, and signage.
- Invasive species remediation, meadow restoration, and riparian corridor resotration.

## 2 PAVILION, RESTROOMS & PLAZA

- Central plaza, including site furnishings & other amenities for flexible programming.
- Lawn with stepped stone seating.
- Large open-air pavilion.
- Restrooms building.

## 3 GARDENS & SCULPTURES

- Gardens at park entrance.
- Sculptures throughout park.

## 4 PLAY SPACES

- Play area for 0-5 (agricultural-themed play or nature discovery play).
- Play area for 5+, including Nature Challenge, embankment slide and rock scramble.
- Fixed hammocks.



Phasing Diagram Not to Scale

A lush forest scene with a wooden boardwalk, a stream, and people enjoying the outdoors. The boardwalk is made of dark wood and winds through the trees. A stream flows through the center, with rocks and greenery. Several people are sitting on the boardwalk and near the stream. A large, circular, metallic sculpture is visible in the background.

# Thank you!

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SOLEBURY GREEN MASTER PLAN

**SALT**  
DESIGN STUDIO  
LANDSCAPE ARCHITECTURE  
PLANNING & URBAN DESIGN