

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
October 21, 2025 – 6:00 P.M.
Solebury Township Hall/Virtual - Hybrid Meeting
MEETING MINUTES

Attendance: Mark Baum Baicker, Chair, Kevin Morrissey, Christy Cheever, Christopher Garges, Township Manager, Michele Blood, Assistant Township Manager, and Catherine Cataldi, Township Secretary. Mark L. Freed, Township Solicitor was also in attendance.

Absent: John S. Francis

The recording device was turned on.

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

II. Approval of Bills Payable – October 16, 2025

Res. 2025-152 – Upon a motion by Mr. Morrissey, seconded by Ms. Cheever, the list of Bills Payable dated October 16, 2025 was unanimously approved as prepared and posted.

III. Approval of Meeting Minutes – October 7, 2025

Mr. Baum Baicker announced that the October 7, 2025 Meeting Minutes would be heard at a later Board meeting.

IV. Announcements/Resignations/Appointments

Executive Session

Mr. Baum Baicker announced the Executive Session held October 21, 2025, prior to this meeting, dealing with a Zoning Matter.

V. Supervisor Comment

- Mr. Baum Baicker announced the change of polling location for the Lower 1 and Lower 2 sections of the Township for the November 4, 2025 election.

VI. Public Hearing

Conditional Use Application – PNCP Corporation (2530 River Road, TMP No. 41-022-061-001) – Continuance to December 9, 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.

Mr. Freed opened the hearing, announced the continuance of the public hearing to December 9, 2025, then closed the hearing.

VII. New Business

Supervisor Committee Liaison – Farm Committee

Res. 2025-153 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Cheever, it was unanimously agreed to appoint Kevin Morrissey as the Supervisor Liaison for the Farm Committee.

Budget Amendment

In accordance with the Second-Class Township Code, Section 3202(f), Township Administration recommended that the Board approve the proposed budget amendment as summarized below:

- General Fund – Decrease of \$1,892,423 to Reserve Balance
- Fire Fund Decrease of \$3,150 to Reserve Balance
- Park & Recreation Fund – Increase of \$4,322 to Reserve Balance
- Liquid Fuels Fund – Increase of \$2,685 to Reserve Balance
- Sustainability Fund – Decrease of \$15,000 to Reserve Balance
- Capital Projects Fund – Increase of \$265,000 to Reserve Balance
- Capital Equipment Fund – Increase of \$6,700 to Reserve Balance
- Roads & Bridges Fund – Decrease of \$600 to Reserve Balance
- Land Preservation Fund – No Change to Reserve Balance

Mr. DeAndrea questions the grants for the Lake Solebury Property. Mr. DeAndrea also asked if the Township has any recourse to the School Districts denial to release the school taxes.

Res. 2025-154 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Cheever, it was unanimously agreed to approve the 2025 Budget Amendment No. 1 as documented.

Sale of Personal Property – Scales at Lake Solebury

Res. 2025-155 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Morrissey, it was unanimously agreed to approve the sale of the weight scales at Lake Solebury via Municibid – Online Auction.

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

The property consists of 30.6 acres located on Paxson Road. Executors of the Estate have agreed to the conservation easement purchase price of Six Hundred Thousand Dollars (\$600,000.00).

The Board approved the Agreement of Sale for the Conservation Easement two-weeks ago during the October 7, 2025 meeting, opening a two-week public comment period. No comments were received during the two-week comment period.

Mr. Morrissey gave an overview of the easement.

Mr. Baum Baicker announced that one public comment.

Res. 2025-156 – Upon a motion by Mr. Morrissey, seconded by Ms. Cheever, it was unanimously agreed to approve the Agreement of Sale for a Conservation Easement on the Estate of David R. McShane property, 30.6 acres on Paxson Road; purchase price of Six Hundred Thousand Dollars (\$600,000.00) and authorize the Township Manager or his designee to execute the associated documents.

Zoning Hearing Board Application – Jason Alan Garceau and Corey Birtles (6324 Pidcock Creek Road, TMP # 41-036-059-001 - Authorize Solicitor to Attend

This topic was eliminated from the agenda.

VIII. Public Comment

- Susan McMahon, resident, commented on the dangers placed on Solebury Township Police Officers due to the enforcement of the traffic restrictions on Lower Mountain Road.
- Lois Goldman, resident, commented on the traffic restrictions on Lower Mountain Road and the affects it has had on other local roadways.
- Mr. Baum Baicker advised that the Board of Supervisors has posted a statement regarding Lower Mountain Road on the Township website.
- John DeAndrea, resident, suggested rumble strips to deter speeding on Lower Mountain Road.

IX. Adjournment

The meeting was adjourned at 6:24 pm.

Respectfully submitted,
Catherine Cataldi, Secretary