

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS
May 22, 2025 – 9:30 A.M.
Solebury Township Hall/Virtual - Hybrid Meeting
MEETING MINUTES

Attendance: Mark Baum Baicker, 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.
Absent: Hanna Howe, Vice-Chair

The recording device was turned on.

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

II. Approval of Bills Payable – May 15, 2025

Res. 2025-78 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, the list of Bills Payable dated May 15, 2025 was unanimously approved as prepared and posted.

III. Approval of Meeting Minutes – May 6, 2025

Res. 2025-79 – Upon a motion by Mr. Francis, seconded by Ms. Cheever, the Minutes of the April 15, 2025 meeting were approved and posted by majority vote.

In Favor: Kevin Morrissey, John S. Francis, and Christy Cheever

Abstained: Mr. Baum Baicker, due to his absence at the May 6, 2025 Board meeting.

IV. Announcements / Resignations / Appointments

Executive Session

Mr. Baum Baicker announced that an Executive Session was held May 21, 2025 dealing with Personnel Matters and May 22, 2025, prior to this meeting, dealing with Zoning and Property Acquisition.

Appointment of John DeSpirito to the Land Preservation Committee

Res. 2025-80 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis, it was unanimously agreed to appoint John DeSpirito to the Land Preservation Committee for a term ending December 31, 2025.

Appointment of Rickie Yudin as Alternate Member to the Planning Commission

Res. 2025-81 – Upon a motion by Mr. Francis, seconded by Ms. Cheever, it was unanimously agreed to appoint Rickie Yudin as Alternate member to the Planning Commission for a term ending December 31, 2027.

Appointment of Lars Crooks as Associate Member to the Farm Committee and Dr. Marissa Cloutier as Full Member to the Farm Committee

Res. 2025-82 – Upon a motion by Ms. Cheever, seconded by Mr. Morrissey, it was unanimously agreed to:

- **Appoint Lars Crooks as Associate Member to the Solebury Township Farm Committee for a term ending December 31, 2025; and**
- **Appoint Dr. Marissa Cloutier as a Full Member to the Farm Committee to fill the vacancy resulting from the resignation of Lars Crook, for a term ending December 31, 2025.**

V. Supervisor Comment – No public comment.

VI. Public Hearing

Historical Architectural Review Board – Certificate of Appropriateness – Carversville Inn Land Co. (6205 Fleecydale Road, TMP No. 41-004-010)

The applicant, Carversville Inn Land Co., expressed interest in installing two signs depicting the ongoing use of the Carversville Inn augmented by the newly developed branding logo.

Upon a Motion by Robert McMahon, seconded by Steven Young, it was agreed to recommend issuance of a Certificate of Appropriateness to Carversville Inn Land Co., 6205 Fleecydale Road, TMP # 41-004-010, for the installation of two high density urethane signs as described in the application.

Res. 2025-83 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to authorize the Certificate of Appropriateness to TMP No. 41-004-010, 6205 Fleecydale Road, 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

VII. Old Business

Aquetong Creek Park Habitat Project

This topic was tabled from the May 6, 2025 Board meeting. Mr. Garges presented an overview of the project and the financial aspect.

Discussion ensued on the terms of the agreement, which included the following:

- Bucks County Chapter of Trout Unlimited (BCTU) will contract with Flyway Excavating for Phase One of the project at a cost of Twenty-One Thousand Dollars (\$21,100).
- Solebury will contract with Flyway Excavating for Phase Two of the project at a cost of Seventeen Thousand Four Hundred Dollars (\$17,400).
- BCTU is to pay the up-front deposit to Flyway.
- Phase Two will be completed within the same equipment/personnel deployment to avoid charges for a second deployment.
- Solebury Township will submit permit applications to their respective agencies that are to be prepared by Trout Unlimited and funded by BCTU.
- Solebury Township will work with Flyway Excavating as necessary to establish site access plans.

Barry Fetterolf, resident, commented on the limited access to the stream. Mr. Fetterolf suggested researching the creation of a pond for viewing fish, a spawning area and the inclusion of fish in the spring.

Res. 2025-84 – Upon a motion by Mr. Francis, seconded by Mr. Morrissey, it was unanimously agreed to authorize the agreement for the Aquetong Spring Park stream habitat restoration project with the cost breakdown of:

- Bucks County Chapter of Trout Unlimited - Twenty-One Thousand Dollars (\$21,100)
- Solebury Township - Seventeen Thousand Four Hundred Dollars (\$17,400)

This agreement is conditioned upon Phase One being substantially completed and paid for by Bucks County Chapter of Trout Unlimited prior to Solebury Township paying funds for Phase Two.

VIII. New Business

Authorize Revised Agreement of Sale - New Hope Crushed Stone Property (6970 Phillips Mill Road, TMP No. 41-028-010)

The Board approved the Agreement of Sale for acquisition of the New Hope Crushed Stone and Lime Co. property, 166.238+ acres on Phillips Mill Road at the February 18, 2025 Board of Supervisors meeting. Following that February meeting, it was determined that additional costs and fees were needed to be paid to receive a clear and marketable deed. The updated purchase price for the property was three million two hundred fifty-four thousand twenty-nine dollars and fifty-nine cents (\$3,254,429.56).

Edward McGahan, resident, questioned the financial aspects of the sale. Mr. McGahan expressed liability concerns and questioned the Township's responsibility regarding preexisting structural issues, specifically sink holes and the perimeter fence.

John DeAndrea, resident, questioned possible financial assistance and the Township's responsibility for work completed by the Department of Environmental Protection. Mr. DeAndrea also questioned the inclusion of liability in the Township's budget.

Res. 2025-85 – Upon a motion by Mr. Morrissey, seconded by Mr. Francis it was unanimously agreed to approve the revised Agreement of Sale for acquisition of the New Hope Crushed Stone and Lime Co. property, 166.238+ acres on Phillips Mill Road; for an updated purchase price of three million two hundred fifty-four thousand twenty-nine dollars and fifty-nine cents (\$3,254,429.56).

Authorize Amendment to the Emergency Services Agreement

At the December 10, 2024 Budget meeting the Board of Supervisors approved, by resolution, the annual tax of 1.2902 mills to support the ambulance, rescue and other emergency services serving the township.

The amendment of the existing agreement with Central Bucks Emergency Medical Services includes verbiage supporting the tax levy increase:

Section 4 of the Agreement is hereby amended to read as follows: The Township shall make payment in four equal quarterly installments to CBEMS, each payment in the amount of \$73,000.00, within thirty days of the end of each quarter (the "Township Contribution"). The payments shall commence in 2025 with the first payment being due and payable on or before April 30, 2025. Subsequent payments will be paid at the end of the subsequent quarter, being July, October and January.

An ordinance, required by Act No. 54 of 2024, authorizing the levying of the annual tax of 1.2902 mills will be heard at the June 17, 2025 Board meeting.

Res. 2025-86 – Upon a motion by Mr. Francis, seconded by Ms. Cheever, it was unanimously agreed to approve the amendment to the Emergency Services Agreement.

Bid Award – 2016 Chevrolet Silverado 2500 HD Pickup Truck

There were numerous bids for the 2016 Chevrolet Silverado 2500 HD Pickup Truck.

Res. 2025-87 – Upon a motion by Ms. Cheever, seconded by Mr. Francis it was unanimously agreed to award the bid for the 2016 Chevrolet Silverado 2500 HD Pickup Truck, VIN No. 1GC2KUEG4GZ203253 to Barry Bertolet, Guns and Auto LLC. for the bid amount of seventeen thousand six hundred dollars (\$17,600.00)

Zoning Hearing Board Application – Jess Dornstreich (6629 Fleecydale Road, TMP No. 41-005-003 – Authorize Solicitor to Attend

The applicant, Jess Dornstreich, is requesting a variance from the requirements of Section 27-604.B(1)(h), 27-2510.5.B(2), 27-2208.5.E(1), and Section 27-2109.4.D(1) of the Township Zoning Ordinance to permit a first floor and second floor addition on the existing single family home at 6629 Fleecydale Road, Carversville, Solebury Township, Bucks County and identified as Tax Parcel No. 41-005-003.

Res. 2025-88 – Upon a motion by Mr. Baum Baicker, seconded by Mr. Francis, it was unanimously agreed to authorize the Township Solicitor to attend the Zoning Hearing Board hearing/s for the Jess Dornstreich Zoning Hearing Board application to represent to Board of Supervisor in this matter.

Zoning Hearing Board Application – William Hargreaves and Kathryn Fernandez (2511 Aquetong Road, TMP # 41-022-086) – Authorize Solicitor to Attend

This topic was eliminated from the agenda.

Zoning Hearing Board Application – The Derosa Development Company, LLC (2468 River Road, TMP No. 41-032-004) – Authorize Solicitor to Attend

The applicants, Matthew Faircloth Elizabeth Faircloth and the Derosa Development Company, LLC, are requesting an appeal from the Zoning Officer’s Opinion letter dated April 15, 2025, specifically paragraph 1: It appears a variance is required from 27-2510.5.A.

An alternative, to be reached only if it is determined by the Zoning Hearing Board that the variance is required, is the Applicants are requesting a variance from Article 27 Section 2510 Subsection 5.A of the Township Zoning Ordinance to permit an increase in size of the second floor and third floor addition to the existing residence on the property at 2468 River Road, New Hope, Solebury Township, Bucks County and identified as Tax Parcel No. 41-032-004.

Res. 2025-89 – Upon a motion by Mr. Baum Baicker, seconded by Ms. Cheever, it was unanimously agreed to authorize the Township Solicitor to attend the Zoning Hearing Board hearing/s for the Derosa Development Company, LLC Hearing Board application to represent to Board of Supervisor in this matter.

IX. Public Comment

- John DeAndrea suggested the Township acknowledge Veterans of the Township. May is Military Appreciation Month.
- Dene Taylor, New Hope Borough resident, commented on safety concerns at the intersection of Sугan Road and Old York Road. Mr. Taylor asked the Board to support efforts to direct Pennsylvania Department of Transportation to make improvements at the intersection making it safe for all pedestrians.

X. Adjournment

The meeting was adjourned at 10:26 am.

Respectfully submitted,
Catherine Cataldi, Secretary