



Solebury Messenger

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Solebury 2035: From Vision to Action

By Jim Searing, Chairman, Comprehensive Plan Committee

For more than two decades, Solebury Township has been guided by a clear vision:

“It is our choice to protect and preserve the beauty, unique character and natural resources of Solebury Township for our residents, both now and in the future. While balancing the rights of the individual property owner with the good of the community as a whole, we will manage growth to promote sustainability of our natural resources, preserve our land, and protect and revere our historic heritage.”

That vision, first adopted in 2002 and reaffirmed in 2014 and by the Township’s current Comprehensive Plan Committee, continues to anchor the Township’s Comprehensive Plan update—known as **Solebury 2035**.

What we’ve accomplished together

Over the past 18 months, hundreds of residents have participated in surveys, forums, and workshops. These conversations explored the issues that matter most to our community:

- Preserving farmland and rural character
- Managing growth along the Route 202 corridor
- Protecting streams, woodlands, and water resources
- Expanding trails and recreation opportunities
- Supporting housing choices for seniors, young families, and essential workers
- Safeguarding Solebury’s historic heritage
- Extending environmental stewardship

...continued on page two.

New Signage Installed on Lower Mountain Road to Prevent Cut-Through Traffic

Solebury Township has installed new traffic signage on Lower Mountain Road between Aquetong Road and Route 202 to prevent motorists from using this section of roadway as a cut-through route between 7 a.m. - 5 p.m., Monday through Friday.

The new restrictions are part of the township’s ongoing efforts to enhance roadway safety, reduce traffic congestion, and protect the residential character of the area. Motorists traveling through are now prohibited from using this portion of Lower Mountain Road as

a bypass between Aquetong Road and Route 202.

Local law enforcement will be monitoring compliance with the new signage, and violators may be subject to citation.

“This measure is being taken to preserve safety and quality of life for residents along Lower Mountain Road,” said Marc Mansour, Traffic Safety Sergeant. “We encourage all drivers to respect the signage and use designated arterial roads for through traffic.”

Residents are encouraged to contact Solebury Township with any questions or concerns regarding the new traffic regulation.



What’s in Your Inbox?

Meeting agendas, police alerts, weather bulletins and more are available by email. Visit SoleburyTwp.org and click “Email Sign-Ups.”

Solebury 2035: From Vision to Action

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This summer, the committee completed what is likely the final round of public issue forums. These sessions gave residents the chance to weigh in on tradeoffs, share local knowledge, hear from subject matter experts, and help shape priorities.

Where are we now

Our focus shifts to drafting the plan itself. The Bucks County Planning Commission is working with the Comprehensive Plan Committee to translate community input into clear, implementable recommendations. This is not just a vision document—it is an **“implementable comprehensive plan,”** a model Pennsylvania has adopted in the past decade to ensure that plans lead to real, measurable action.

Fallen Leaves: Best Practices for the Environment

Before the first snow falls, it’s time to manage the fallen leaves, clippings from the last mow of the lawn, and the accumulated twigs and trimmings from warmer seasons. Whether you’ve contracted with a landscaping company or prefer to tend to the yard yourself, here are a few considerations to keep in mind to protect our environment, respect our neighbors and keep our roadways safe.

Composting is good for the environment. A well-maintained compost pile enriches the soil, reduces the need for chemical fertilizers, gives a home for beneficial bacteria and lowers your carbon footprint. You should site your compost pile in a dry, shady spot near a water source and away from the road, and feed it a mix of untreated green and brown yard trimmings. For more information on composting, the US Department of Environmental Protection has an informational website at www.epa.gov/recycle/composting-home.

Scattering grass clippings in the road is bad for the environment. Township equipment can’t vacuum up grass clippings, and the next

What comes next

The draft plan will be released for public review in the coming months. At that stage, residents will be able to:

- See how your input shaped the recommendations
- Review proposed actions and priorities
- Provide feedback before the plan is finalized

The draft will also be reviewed by neighboring municipalities, the Township committees, Bucks County, and ultimately the Board of Supervisors. Only after this extensive review and public hearing process will the plan be considered for adoption.

Why it matters

The Comprehensive Plan is the Township’s roadmap for the next decade. It will guide decisions about land use, conservation, infrastructure,

and community investment. Whether it’s safer travel along Route 202, stronger protection for farmland, expanded trails, or clean water for future generations, the plan connects our shared vision to practical steps.

Stay involved

Your voice has brought us this far, and it will continue to shape Solebury 2035. Watch for announcements about the draft release and upcoming public review opportunities on the Township website and in future newsletters.

Together, we are ensuring that Solebury’s enduring vision—protecting what we cherish while planning wisely for what lies ahead—remains at the heart of every decision.

For more information, visit the plan website at connects.buckscounty.gov/solebury.

storm will wash them down the catch basins, clogging inlets and choking streams. These cuttings themselves are not healthy for our water ecology, let alone any herbicides and pesticides that they may contain.

Wet leaves are a roadway hazard. Even when dry, leaves hide road obstacles and obscure pavement markings; when wet they are as slick as ice. The Township works diligently to remove leaves from our roads, primarily to keep drivers safe from slipping and skidding conditions. While Solebury has a single leaf collection truck to gather and distribute leaves to local farmers for mulch, large leaf piles left at the edge of the road are a safety concern — they block drivers’ vision, reduce the size of the running lane and all too frequently blow out across the roadway.



Land Preservation Committee Settles Easement on Doan Property

The Solebury Land Preservation Committee recently completed a Grant of Conservation Easement and Declaration of Covenants on 22.498 acres along Aquetong Road.

The preservation of the Doan property is important because it protects a large woodland area within the Aquetong Creek Watershed and is contiguous with over 90 acres of already protected land that contains conservation easements.

In addition, the conservation will help protect wildlife habitat(s), the scenic viewshed along Aquetong Road, and sensitive natural resources that include slopes, prime soils, and a tributary of Aquetong Creek.

The Solebury Township Land Preservation Committee would like to thank all of the individuals who have participated in conserving and

preserving the natural resources, scenic beauty, and rural landscape aesthetic of our special township.



John Ives Joins Planning and Zoning Staff

Solebury Township welcomes John Ives to our administrative team as the new Planning and Zoning Administrator.

John brings a strong professional background in land planning, landscape architecture and site design, along with extensive experience addressing zoning issues, preservation easements, and planning matters in municipal government settings.

He will be working with the Township's Planning Commission, Land Preservation Com-

mittee and the Historical Architectural Review Board.

He has experience in both the public and private sectors, and recently worked for 10 years at the Bucks County Planning Commission as a Senior Planner, transitioning to the role of Director of Farmland Preservation and Open Space programs.

John and his wife Camelot are empty nesters with two children that luckily do not live too far away. He loves playing bass guitar, pickleball, attending concerts, and traveling. He is on a quest to visit as many national parks as possible.



Don't Forget: Permit Applications Exclusively Online

Since the beginning of 2025, Solebury Township accepts zoning and building permit applications exclusively through the Permit Portal, which is embedded on the Township website under Planning, Code Enforcement, and Permits page, or just visit SoleburyTwp.org/PermitPortal. All documents associated with an application must be uploaded in PDF/A format.

Meet the Newest Member of Solebury's Land Preservation Committee

John DeSpirito, a professional web app programmer and part-time DJ, moved to Solebury Township from Philadelphia with his wife Erin in September of 2020.

John was raised with a great appreciation for the outdoors and for the delicate balance of ecological systems found in nature.

He chose Solebury as his new home to help instill this love of nature in his two young daughters, and to that end looks forward to helping preserve the beautiful landscapes of the township for them to enjoy for many years to come.



Fire Prevention Week, Oct. 5–11, Spotlights Li-ion Batteries

This year's Fire Prevention Week campaign works to educate everyone about using rechargeable lithium-ion batteries safely. The campaign stresses how important it is to BUY, CHARGE, and RECYCLE safely when it comes to lithium-ion batteries.

Buy only listed products. When buying a product that uses a lithium-ion battery look for a safety certification mark such as UL, ETL, or CSA.

Charge devices safely. Always use the cords that came with the product to charge. Follow the instructions from the manufacturer. Buy new chargers from the manufacturer or one that the manufacturer has approved. Charge your device on a hard surface. Don't overcharge. Unplug it or remove the battery when fully charged.

Central Bucks Chamber Awards Fire Service Member of the Year

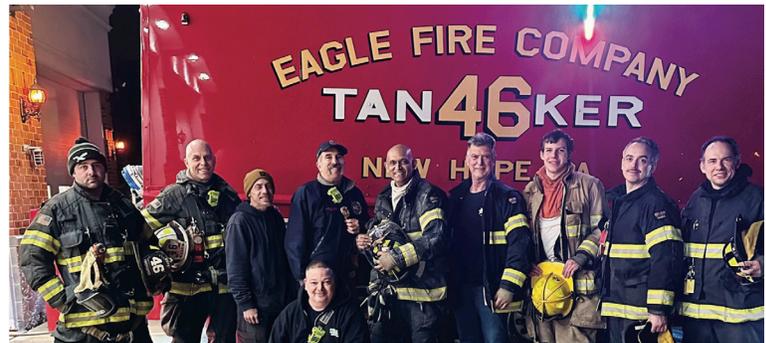
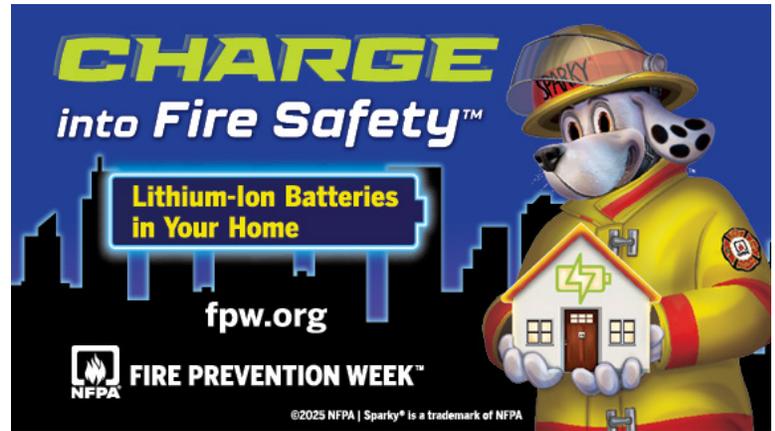
After serving as President of the Home and School Association at Gayman Elementary—and swearing she'd never volunteer again—Point Pleasant Fire Company #1 was fortunate enough to convince Beth Carroll to take on the role of President.

As President of the Fire Company, Beth fulfills all the responsibilities of a chief administrator.

Her work includes managing budgets, chairing monthly meetings, providing financial oversight, appointing committees, and, perhaps most importantly, doing her best to keep everyone out of trouble, according to her nomination letter, submitted by Point Pleasant Fire Co. #1.



Recycle batteries responsibly. Don't throw lithium-ion batteries in the trash or regular recycling bins because they could start a fire. Recycle at a safe battery recycling location. Visit call2recycle.org to find a recycling spot near you.



Join Us During Fire Prevention Week (Oct 5-11)

For over 200 years, the New Hope Eagle Fire Company has proudly served our community as a volunteer, non-profit organization. From responding to fires and assisting EMS to conducting search and rescue operations and managing hazardous materials incidents, our dedicated volunteers are always ready to answer the call — day or night.

As we head into fall, we're kicking off our recruitment and fundraising season, and we'd love your support. Whether you're interested in volunteering, donating, or just learning more about what we do, now is a great time to get involved.

We invite you to stop by our Annual Open House during Fire Prevention Week

**New Hope Eagle Fire Company
46 N Sungan Road, New Hope PA**

Thursday

October 9th

6:00PM

Bring the family, meet our firefighters, explore our station and apparatus, and learn how you can help support the essential work we do. Your support keeps us going—and helps keep New Hope safe.

Fire Safety Tip: Discard Fireplace Ashes Properly

By Doylestown Borough Fire Marshall Scott Fleischer

Every year fire departments in the Bucks County area respond to house fires caused by improperly discarded fireplace ashes. Fire personnel have responded to multiple fires over the past few winters caused by improperly discarded fireplace ashes.

FACT: Many people don't realize the length of time required for ashes to cool enough for disposal. Coals and ashes from fires can remain hot enough to reignite and start a fire many days after the fire is out. The exact amount of time for complete extinguishment and cooling depends on many factors, such as how hot the fire was, what was burning, how much unburned fuel remains, etc.

BE SAFE: Treat ALL ashes and coals as HOT ashes, even when you think they have had time enough to cool. Take care to dispose of them wisely. Your house, deck or garage are unsafe locations for storing ashes while they cool and have been the site of many recent and devastat-

ing fires both locally and nationally. Store cooled ashes in a tightly covered metal container and keep it outside and at least 10 feet from your home or nearby buildings.

Follow these simple fire safety tips:

- Clean and inspect your chimney at least once a year and again after every cord of wood burned.
- Do not discard your ashes into any combustible container such as a paper or plastic bag, a cardboard box, or a plastic trash can.
- Do not place ash containers on decks, porches or in garages.
- Put ashes into a non-combustible metal container with a lid.
- Pour water into the container to make sure the ashes are cool.
- Keep your can OUTSIDE the home, away from your fireplace or stove and anything combustible.
- Teach all family members to be safe with ashes from your fireplace or wood stove.

Midway Volunteer Fire Company

Open House 2025

October 11th 12pm -3pm

Station 5 (near Peddlers Village)

5770 US-202, New Hope, PA, 18938



The Midway Volunteer Fire Company has served our community with courage and compassion for 94 solid years. This Open House is your chance to learn more about their work, explore volunteer opportunities, and celebrate the spirit of service that keeps Buckingham & Solebury Townships safe.

MEET YOUR LOCAL FIREFIGHTERS

Free Admission

Live Firefighting Demos

Fire Truck Tours & Photo Ops

Hands-On Safety Activities for
Kids

Free Refreshments



FIRE SAFETY INFORMATION

Stay Informed on New Hazard
Topics

Such as like lithium-ion
battery safety,

Cooking fire prevention

Home escape planning

6 Keep a Storm Kit at the Ready

Whether its a late-season hurricane or a gusty nor'easter, keeping your household prepared can be the difference between an event and an emergency. Having a few simple items in a "go bag" is an important part of being prepared for severe weather.

Flashlights, a battery-powered radio and clock, car chargers for your phone, first aid supplies, cash and copies of critical information should be at the ready before a storm hits. Extra batteries and a three-day backup of medications should also be in your kit.

Build your supplies over time, adding a few items each week or month, and be sure to check and replace any items that go bad over time.

The Federal Emergency Management Agency suggests that your storm kit provides for these basic needs:

Emergency Communication. Make sure you have everything you'll need to get in touch with your family either through cell phones or email.

Medical Needs. Be equipped to tend to any current or unexpected medical conditions your family may have.

Critical Documents. Place any important documents in a waterproof container to help keep them dry and easily accessible.

Pantry Provisions: What to Have on Hand

Emergency preparedness guidelines recommend that we all keep three days of food and water on hand for each member of the family (pets, too) to weather a severe storm or other major event. But what constitutes emergency food, anyway?

Can you cook if the power goes out? A fireplace, outdoor grill or camp stove will meet your needs, along with a sturdy pot and skillet (non-stick cookware isn't meant for fireplace cooking, but cast iron is). Make sure your storm supplies match your equipment: Think instant rice, not risotto.

Water: One gallon per person per day. But water can get boring quickly, so cold-brew tea bags and powdered drink mix can liven things up.

Buy canned and jarred food that can be finished in one meal. Without a working refrigerator, leftovers are off the menu. Canned beans, potted meat, seafood and chili are good protein sources; a variety of jarred veggies will help balance the meal. Keep a manual can opener handy.

Root vegetables and long-lasting fruit, like oranges and melons, are good to have on hand if

purchased right before a storm hits.

For packaged food, stick with high protein items that are filling. Instant oatmeal, single-serving packages of cereal, peanut butter and nut butters are good staples. If you can boil water, you can make pasta with a small jar of store-bought sauce.

Snacks help fend off cabin fever. Candy, cookies, pudding cups; crackers, seeds and nuts, as long as they're low in salt to prevent thirstiness; granola and trail mix all have long shelf-life.



Tools and Safety Items. Small items like matches, flashlights, a multi-purpose tool, and a whistle can make a huge difference for your family while weathering the storm.

Food/Supplies. Have at least a three-day supply of non-perishable food and water for your family. Remember to pack anything specific to your family's needs.

Hygiene and Sanitation. Sanitizer, wet wipes, paper towels.

Gear for the Weather. Protect yourself by packing warm clothes and blankets; don't forget protective footwear and gloves, too.

Comfort & Priceless Items. Grab any items that are irreplaceable or may provide comfort to your family, especially your children, and toys for the pets.

Storm Outage Contacts

PECO 1-800-841-4141 or www.peco.com/Outages/CheckOutageStatus/Pages/OutageMap.aspx

Verizon 1-800-837-4966 or www.verizon.com/support/check-network-status

XFINITY (Comcast) 1-800-934-6489 or www.xfinity.com/support/status

Stormwater Runoff, Storm Sewers, and the Environment

Why Does MS4 Matter?

MS4 stands for Municipal Separate Storm Sewer System. It's a program required by the Clean Water Act to keep pollution out of our rivers and streams. Storm drains don't go to a treatment plant—they flow straight to local waterways. That means whatever goes into a storm drain can harm the environment.

To protect water quality, every municipality must follow six key steps:

- Teach the community about stormwater and pollution
- Encourage public participation
- Detect and eliminate illegal dumping
- Control runoff from construction sites
- Manage stormwater from new development
- Keep municipal operations clean and responsible



Draining Your Pool the Right Way

Pool water can harm fish and streams if it's not drained properly. Here's how to do it safely:

Check First – Call your municipality to learn local rules and get permission if needed.

Prepare the Water

- Turn off chlorine and let the water sit at least 2 weeks, or use a treatment to remove chlorine.
- Make sure the pH is between 6.0 and 9.0.

Pick the Right Spot

- Best option: slowly pump water into your sanitary sewer clean-out (never into a street manhole).
- If not available, spread water slowly over your lawn or a vegetated area so it soaks in.

Take It Slow – Drain at a low rate to avoid runoff, flooding, or erosion.

Never Do This

- Don't drain into storm drains, streams, or ditches.
- Don't dump onto a neighbor's property without permission.
- Don't release debris—remove leaves and dirt first.

Reminder: Hiring a pool service? Make sure they follow these rules too. Draining improperly can lead to fines.



LIGHT UP THE NIGHT HALLOWEEN EVENT

Join Us If You Dare !!

OCTOBER 31 from 6 to 8 P.M.

**STOP BY AND SEE US AT THE CORNER OF
NORWALK WAY & KITCHEN'S LANE IN NORTH POINTE**



*We will be handing out
special lighted items to help
make our kids more visible*



**IT'S ALL FREE
SEE YOU THERE!**

Township Directory

Police:

Emergency? Dial: 9-1-1. Nonemergency? Call: 215-297-8201
General Inquiries: Police2@soleburytpd.org

Administration:

Township Number: 215-297-5656
General Inquiries: soleburytownship@soleburytpw.org

Township Manager Christopher Garges:
soleburymanager@soleburytpw.org

EAC Administrator Kate Robeson-Grubb:
krobeson-grubb@soleburytpw.org

HARB Administrator Zachary Zubris:
zzubris@soleburytpw.org

Parks & Recreation Director Dudley Rice:
soleburyparks@soleburytpw.org

Right-To-Know Officers

Administrative Records: Michele Blood (acting),
soleburymanager@soleburytpw.org
Police Records: Police Chief Kelley D. Warner,
police@soleburytpd.org

Board of Supervisors

Chair Mark Baum Baicker | **Vice-Chair Hanna Howe**
mbaumbaicker@soleburytpw.org | hhowe@soleburytpw.org

Supervisor Christy Cheever | **Supervisor John Francis**
ccheever@soleburytpw.org | jfrancis@soleburytpw.org

Supervisor Kevin Morrissey
kmorrissey@soleburytpw.org

Final 2025 Bucks County Household Waste Recycling Event

Every year the county sponsors recycling events for residents to responsibly discard pesticides, paints, weed killer, and other hazardous materials.

Oct. 25, 2025

Upper Bucks

Strayer Middle School

1200 Ronald Reagan Drive, Quakertown
Richland Township

Please note that no electronics can be accepted. This program is available to Bucks County residents only; no material will be accepted from businesses, industry or institutions.

Township Calendar

*Calendar information is subject to changes.
Confirm all dates and times with the Township office.*

October

- 10/2 Human Relations Commission
- 10/6 Historical Architectural Review Board
- 10/7 Board of Supervisors ~ Budget Session
- 10/8 Zoning Hearing Board (as needed)
- 10/13 Comprehensive Park & Open Space Plan Committee
- 10/14 Environmental Advisory Council
- 10/15 Comprehensive Plan Committee
- 10/20 Sustainability Subcommittee (as needed)
- 10/21 Board of Supervisors
- 10/23 Parks & Recreation Board
- 10/27 Planning Commission
- 10/28 Solebury Farm Committee

November

- 11/3 Historical Architectural Review Board
- 11/5 Human Relations Commission (as needed)
- 11/5 Environmental Advisory Council
- 11/6 Board of Supervisors ~ Budget Session
- 11/10 Comprehensive Park & Open Space Plan Committee
- 11/12 Zoning Hearing Board (as needed)
- 11/13 Parks & Recreation Board
- 11/17 Sustainability Subcommittee (as needed)
- 11/18 Board of Supervisors
- 11/19 Comprehensive Plan Committee
- 11/20 Land Preservation Committee
- 11/24 Planning Commission
- 11/25 Solebury Farm Committee

December

- 12/1 Historical Architectural Review Board
- 12/2 Environmental Advisory Council
- 12/4 Human Relations Commission (as needed)
- 12/8 Comprehensive Park & Open Space Plan Committee
- 12/9 Board of Supervisors ~ Budget Session
- 12/10 Zoning Hearing Board (as needed)
- 12/11 Parks & Recreation Board
- 12/15 Sustainability Subcommittee (as needed)
- 12/17 Comprehensive Plan Committee
- 12/18 Land Preservation Committee
- 12/22 Planning Commission
- 12/30 Solebury Farm Committee

*Stay on top of meeting times with email alerts!
Visit: SoleburyTwp.org & click "Email Sign-Ups"*