

BUCKS COUNTY CONSORTIUM MEETING MINUTES
Thursday, September 4, 2025

Call to Order:

A meeting of the Bucks County Consortium was held at 9:30 a.m. at Solebury Township on September 4, 2025, and called to order by Consortium Vice-President, Christopher Garges.

Roll Call, Introductions and Community Updates:

The following Bucks County communities were represented at the meeting:

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Stephanie Mason, Doylestown Township
Eden Ratliff, Middletown Township
Nick Valla, Middletown Township
Katherine McGovern, Newtown Township
Joe Murphy, North Wales Water Authority
Lara Henderson, North Wales Water Authority
Lisa Sobetsky, North Wales Water Authority
Linda Reid, Perkasie Borough
Kristine Barndt, Quakertown Borough
Christopher Garages, Solebury Township
Catherine Cataldi, Solebury Township
Kate Robeson-Grubb, Solebury Township
Gregg Schuster, Upper Makefield Township
John Ramey, Warminster Township
Angela Benner, Warrington Township
Kyle Seckinger, Warwick Township
Becki Marencik, Warwick Township
Stacy Crandell, Wrightstown Township

Sponsors:

Mike Italia, Barry Isett & Associates
Nicole Pizzo, Delaware Valley Trust
Lauren Detweiler, Delaware Valley Trust
Beth Kaufman, Equitable Advisors
Brian Burke, Equitable Advisors
Anna Linn, Uninvest
Morgan Cooper,
Jennifer Smith, Waste Management

Mr. Garges thanked Curtin & Heefner LLP for sponsoring the morning's breakfast.

Presentations:**Sign Season – Regulating and Enforcing Permanent and Temporary Signs in an Election Year**

Mark L. Freed, Esq., and Andrew P. Griffin, Esq. from Curtin & Heefner, LLP gave an overview of regulating and enforcing short-term temporary signs. Areas highlighted in the presentation included: Ordinances Allowed, Ordinance Example and Enforcement. See attached for a full copy of the presentation.

Mike Italia, BCO,CZO, Barry Isett, asked Mr. Griffin to clarify the enforcement of Zoning Enforcement Notices (ZEN). Mr. Griffin advised that the Magistrate views the enforcement of a ZEN as a civil matter not criminal.

John Ramey, Warminster Township, questioned what separates a flag from a sign. Mr. Freed advised that there is no good distinction of the two. Individuals try to stay clear of enforcing/regulating flags. Kyle Seckinger, Warwick Township, questioned enforcement if the flag or sign contains something obscene. Mr. Freed suggested enforcing the item as an obscene message not a sign enforcement.

Linda Reid, Perkasio Borough, questioned enforcement of murals. Mr. Freed advised members to follow Township policy when it comes to a mural.

Mr. Garges thanked Mr. Freed and Mr. Griffin for their presentation.

Bucks Beautiful

Jennifer Finelli, Finance & Program Director for Bucks Beautiful gave an overview of the organization's history and goals, community projects, and Memberships for Municipalities.

See attached for a full copy of the presentation.

Bryce Sanders, Volunteer Board Member, gave an overview of the membership program he established for Bucks Beautiful.

Treasurer's Report: April through August 2025

Upon motion by Stephanie Mason, Doylestown Township, seconded by Angela Benner, Warrington Township, the Treasurer's Report for April through August 2025, was unanimously approved.

Approval of Minutes:

Upon motion by Stephanie Mason, Doylestown Township, seconded by Angela Benner, Warrington Township, the May 1, 2025, meeting minutes were unanimously approved.

Adjournment:

The meeting was adjourned at 10:13 a.m.

Respectfully Submitted,

Catherine Cataldi
Solebury Township Secretary

SIGNS, SIGNS EVERYWHERE SIGNS

Mark L. Freed, Esq.

Andrew P. Griffin, Esq.



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TOPICS

- Ordinances Allowed
- Ordinance Example
- Enforcement



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CONTENT NEUTRAL

- *Reed v. Town of Gilbert*, 576 U.S 155 (2015)

- Temporary Signs Announcing Church Services



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CONTENT NEUTRAL

- “[H]ow any ordinary reader would know what category the signs belongs in”

- *Camp Hill Borough Republican Association v. Borough of Camp Hill*, 101 F.4th 266 (3d Cir. 2024)

- Regulation of “Personal Expression Signs” Not Content Neutral



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CONTENT NEUTRAL

- Ordinance not content based merely because speech or expression must be examined.
- Question is whether ordinance discriminates based on topic discussed or idea or message expressed.



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CONTENT NEUTRAL

- Ordinance that distinguished between signs for on-premises and off-premises products, locations and services content neutral.
 - *City of Austin v. Reagan National Advertising of Austin*, 596 U.S. 61 (2022)
- Reasonable Time, Place and Manner Regulations Permissible



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CONTENT NEUTRAL

- If ordinance not content neutral, may still be permissible if meets Strict Scrutiny:
 - Narrowly tailored
 - To meet compelling government interest
- Very High Standard



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CONTENT NEUTRAL

- Even if facially content neutral, may still be content based if evidence of impermissible purpose or justification



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SOLEBURY TOWNSHIP

- No Reference to "Political Signs"
- "Short-Term Temporary Signs"
 - A sign that is nonpermanent that can be displayed for 45 days, but is not intended to be displayed for any indefinite period
 - Maximum sign size: six square feet



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SOLEBURY TOWNSHIP

- Permit Required
 - Except for short-term temporary signs placed on private property by the owner or occupant of the property



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ENFORCEMENT

- Often Part of Zoning Code
 - Zoning Code Subject to Municipalities Planning Code Enforcement Requirements
 - Zoning Enforcement Notice (ZEN)
 - Appeal to Zoning Hearing Board Stays ZEN



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ENFORCEMENT

- Possible Solutions
 - Pursue Special Injunctive Action
 - MPC provision providing that failure to comply with zoning enforcement notice within time specified, unless extended by appeal to zoning hearing board, constitutes violation, does not grant landowners a stay of injunction. *Township of Madencreek v. Stutzman*, 642 A.2d 600 (Pa. Cmwlth. 1994)
 - Codify Sign Regulations in Non-MPC Ordinance



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QUESTIONS

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Working to beautiful and fortify Bucks County

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Who is Bucks Beautiful?



- Grassroots, nonprofit organization working to improve Bucks county's landscape since 1991
- Working to enhance Bucks through gateway gardens and community garden grants
- Beautifying roadsides, parks and schools for residents and visitors through Bulbs for Bucks starting in 2010
- Improving and restoring our tree canopy through RePlant Bucks beginning in 2018
- Supporting horticulture enthusiasm within the community through our lecture series, newsletters and social media

9/18/2025

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Solebury Township: 200 native trees planted at Aquetong Springs and grounds of Audubon Society (2018)

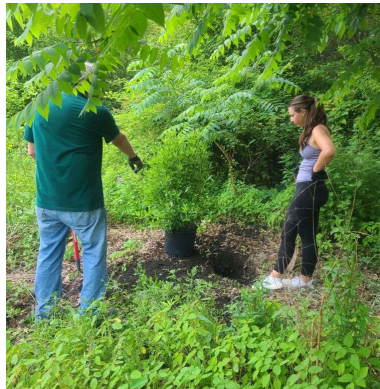
3

Buckingham Township:

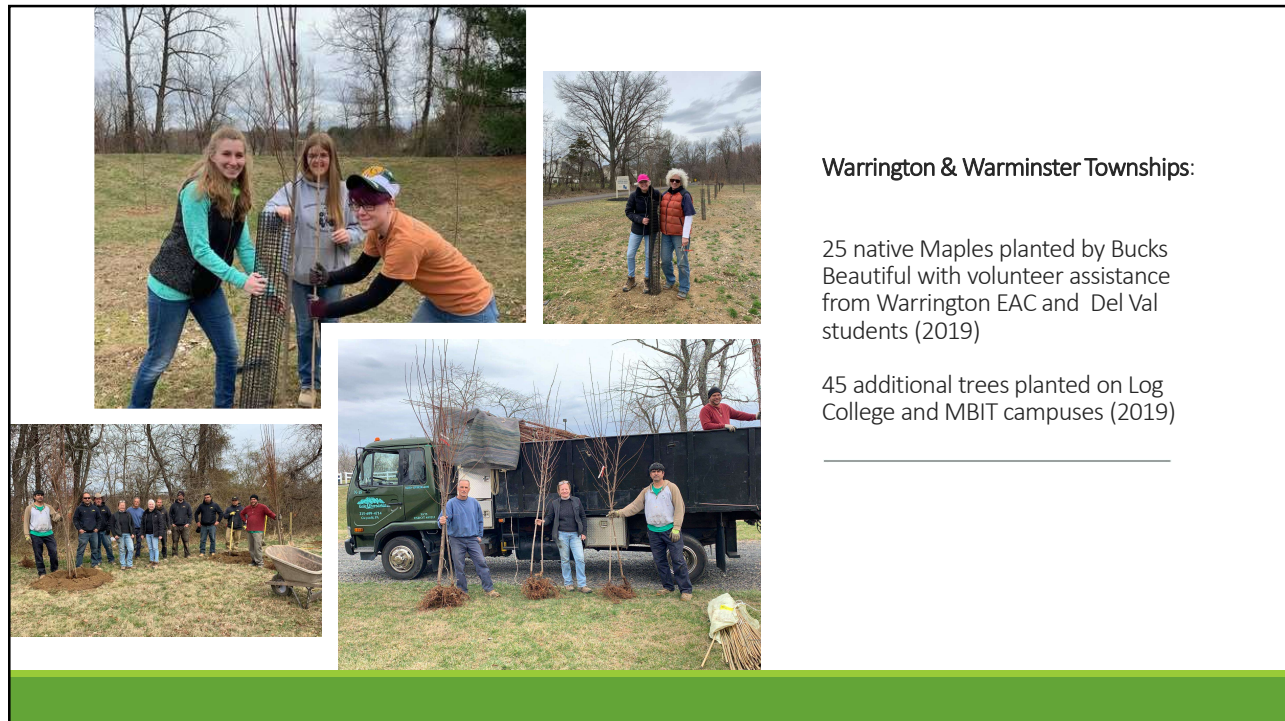
Daffodil Installation at Bush Park

Native tree plantings at Bush Park, Buckingham Mtn Trail, Wetlands project with CB students and Holicong Park tree replacement; help to achieve "Bird Town" Status by 2025

2019- 2025



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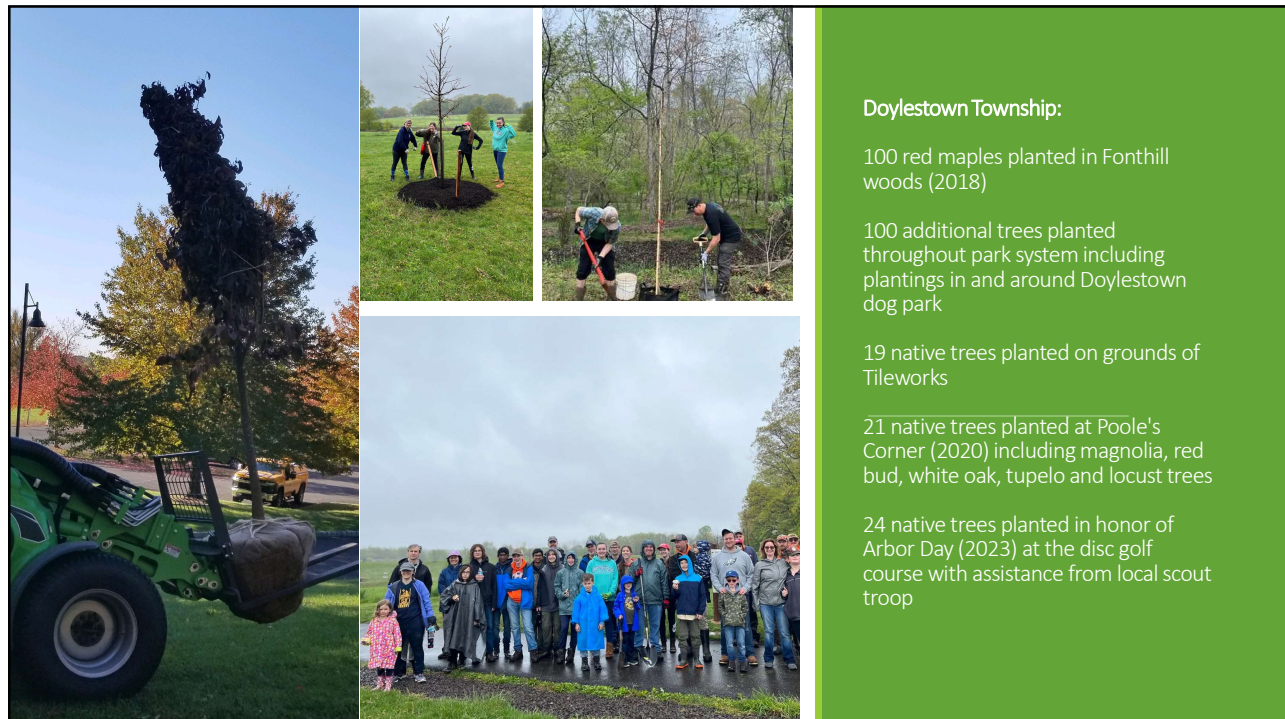


Warrington & Warminster Townships:

25 native Maples planted by Bucks Beautiful with volunteer assistance from Warrington EAC and Del Val students (2019)

45 additional trees planted on Log College and MBIT campuses (2019)

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Doylestown Township:

100 red maples planted in Fonthill woods (2018)


100 additional trees planted throughout park system including plantings in and around Doylestown dog park

19 native trees planted on grounds of Tileworks

21 native trees planted at Poole's Corner (2020) including magnolia, red bud, white oak, tupelo and locust trees



24 native trees planted in honor of Arbor Day (2023) at the disc golf course with assistance from local scout troop

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Creating Respite for Rescues
Bucks County SPCA
CVDA
110 Years of Progress
BUCKS BEAUTIFUL
SPCA

By planting new groves of trees, shade will be created to offer respite from the hot summer sun, offering more outdoor time for animals. Please consider sponsoring a tree!

Quakertown Township:

12 native trees planted at the SPCA to provide shade for rescue animals

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Tinicum Park Planting, Erwinna

10 native trees planted by volunteer group, funded by Bucks Beautiful

Additional 500+ trees set to be planted this Fall across multiple county park sites to remedy loss from storm damage, starting at Silver Lake



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Municipal & Nonprofit Membership

- Our most successful local partnerships: EACs & street tree planting commissions
- Sharing common goals
- Membership benefits: Kitchen & Garden Tickets, Membership Events and discounts, Lecture series, Spring Fling discounts

