

WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING August 16, 2010

The Wrightstown Township Board of Supervisors met on Monday, August 16, 2010 in the Meeting Room of the Wrightstown Township Municipal Building, 2203 Second Street Pike, Wrightstown, Pa. Chair Chester S. Pogonowski called the meeting to order at 7:30 P. M. Members present were Vice Chair Jane B. Magne, Treasurer Robert S. Lloyd, Solicitor Susan Piette, Engineer Mario Canales and Township Manager Joseph F. Pantano.

APPROVAL OF MINUTES: On motion of Member Lloyd, seconded by Member Magne, minutes of the meeting held on August 2, 2010 were approved as all voted in favor. On motion of Member Magne, seconded by Member Pogonowski, minutes of the Work Session held on August 9, 2010 were approved. Member Lloyd abstained due to absence.

APPROVAL OF BILLS: On motion of Member Magne, seconded by Member Lloyd, General Fund bills in the amount of \$40,336.30, Cable Access Fund bills in the amount of \$1,531.78, Open Space Fund bills in the amount of \$209.87, Emergency Service Fund bills in the amount of \$7,513.63, Escrow Check register in the amount of \$10,412.98, Transfers from General Fund to Payroll Fund in the amount of \$12,000., PLGIT General Account to PLGIT Procurement Card Account in the amount of \$3,000., and General Fund to Cable Access Fund in the amount of \$11,965.36 were approved as all voted in favor.

ANNOUNCEMENTS: Member Magne encouraged residents to complete the Bucks County Planning Commission Comprehensive Plan Survey, with copies available at the Township building or online; contributions are welcomed towards the stained glass window which will be installed behind the dais in the meeting room; and the Middletown Grange Fair is being held beginning on Wednesday, August 18 – 22, 2010.

Chair Pogonowski announced a recent legal notice from the Newtown Area Joint Zoning Council attorney Jeffrey Garton that advertisement for consideration of adoption of the MSA Ordinance will be on the agenda for Upper Makefield, Wrightstown and Newtown Township Board of Supervisors' meetings during the month of September. Wrightstown Township will include the action at their meeting scheduled for Monday, September 20, 2010.

PUBLIC COMMENT: Resident Le Sheppard, 457 Durham Road, spoke to the Board regarding the latest Work Session meeting which had been held on Monday, August 9, 2010 wherein a presentation/discussion was made by Gilmore & Associates to review the status of the proposed intersection improvements at Durham and Stoopville Roads in conjunction with Newtown and Upper Makefield Townships. Chair Pogonowski stated he would address the concerns raised by Mr. Sheppard during the Agenda item later in the Meeting.

SOLICITOR'S REPORT:

Ordinance #2010-285 Hearing. Solicitor Piette summarized a proposed Ordinance adopting the 2009 Edition of the International Property Maintenance Code, Regulating and Governing the Conditions and Maintenance of all Property, Buildings and Structures; by Providing the Standards for Supplied Utilities and Facilities and Other Physical Things and Conditions Essential to Ensure that Structures are Safe, Sanitary and Fit for Occupation and Use; and the Condemnation of Buildings and Structures Unfit for Human Occupancy and Use; and the Demolition of Such Existing Structures in Wrightstown Township; Providing for the Issuance of Permits and Collection of Fees therefore; Repealing Any and all Other Ordinances and Parts of Ordinances in Conflict.

On motion of Member Magne, seconded by Member Lloyd, Ordinance #2010-285 was made available to the audience for public comment. Cedar Lane resident John Rasiej and Pheasant Lane resident Linda Neeld inquired about certain matters relating to property maintenance, hazardous materials and exterior upkeep of properties. Chair Pogonowski replied to their inquiries and stated that copies of Ordinance #2010-285 will be available at the Township Building. Copies of the manual relating to the International Property Maintenance Code, etc., are available at the Township Office to 'read only' due to copyright considerations. Following public comment, Ordinance #2010-285 was approved by unanimous vote of the Board.

Well Protection. Solicitor Piette reported on recent property owners who have indicated problems with their on-lot wells supplying sufficient water. She noted that developers and quarry owners who have well protection agreements with the Township have responded appropriately if in close proximity to a resident with problems.

ENGINEER'S REPORT: Engineer Canales had distributed copies of the July, 2010 report and stated that he continues to observe certain construction projects, as required. He reported on MS4-NPDES Permit guidelines and stated that stormwater management and recommendations for residents would be included in information to be shared on the Township website as a way to inform residents about guidelines and/or restrictions.

Mr. Canales said that Act 157, the Neshaminy Creek Watershed document would be an agenda item at the Bucks County Commissioners meeting scheduled for 10 A.M. Wednesday, August 18, 2010 as it opened the Middletown Grange Fair.

DEPARTMENT REPORTS: Lieutenant Glenn Forsyth commented on Police Department reports which had been distributed to the Board. Member Magne asked about recent burglaries during realtors' open house of properties which are on the market for sale. Lt. Forsyth reminded residents who plan on opening their homes for viewing to secure valuable items in order to prevent these happenings. He noted that it is an area-wide problem.

Chair Pogonowski accepted reports from the Code/Building Department, the Road Department, the Lingohocken Fire Company and the Central Bucks Ambulance Squad. Also included in the reports was a copy of the Historic Commission approved minutes for the meeting held on July 1, 2010.

STOOPVILLE ROAD/ROUTE 413: Chair Pogonowski reported on a progress report on the Stoopville Road improvement project which is being considered by Newtown, Upper Makefield and Wrightstown Townships. Engineering company Gilmore & Associates have submitted the project update/preliminary report for turn-lane designs as well as a proposed installation of a traffic signal required by PaDOT. Mr. Pogonowski noted that Gilmore has said that Federal Standards must be followed when the use of Federal money is to be used; earmark monies are to be used for these improvements. He noted that it is not the intent of the Board of Supervisors to “keep residents out of the loop” as assumed by some residents. The Board of Supervisors continues to gather information as it acquires an appropriate design for needed improvements from Gilmore & Associates in conjunction with the other Townships.

A representative from Gilmore & Associates will be asked to attend meetings scheduled for Monday, August 23 (Work Session) and September 20, 2010 (Regular Meeting).

Residents of Durham Road at the Stoopville Road intersection exchanged concerns about personal property road frontages, rights-of-way and opposition to installation of a traffic signal.

Cedar Lane resident John Rasiej suggested adoption of a Master Plan for Route 413. Member Magne indicated that a plan had previously been completed by DVRPC to address concerns along Rt. 413, but was not adopted by the Board because of the intrusive nature of the improvements recommended.

Chair Pogonowski directed Manager Pantano to send letters regarding the meeting scheduled for August 23 to property owners within 500 feet of the intersection in both Newtown and Wrightstown Townships.

CHIPPEWA FARM: The Newtown Area Joint Zoning Council has advertised for adoption of MSA Ordinance #2010-02 relating to the zoning change for the Chippewa Farm property. Chair Pogonowski interpreted matters relating to the proposed sale, sewage installation systems and storm water management plans which may include systems for the Township Office property. Member Magne reiterated the primary concern of the Supervisors is the preservation of the buildings on the site. Member Lloyd stressed the importance of storm water and sewage systems installations. Engineer Canales reported that an on-lot septic systems consultant has been contacted who is reviewing the proposals and that he had reviewed the storm water proposals last week. Planner/consultant Judith Stern Goldstein stated consideration should be given to installing an educational component if a wetland area is included in the stormwater plan.

MANAGER'S REPORT: Manager Pantano had distributed copies of Resolution #2010-015, the Gelleri Sewer Planning Module. On motion of Member Lloyd, seconded by Member Magne and approved by all Members present, the Resolution was adopted and would be signed at the conclusion of the Meeting.

Manager Pantano reported on an inquiry from a Bucks County couple interested in renting the farmhouse on Anchor Run Farm. They indicated their interest in making repairs/improvements themselves and would like to inspect the building. Chair Pogonowski directed the manager to investigate the condition of drainage and potential use of the fireplace prior to inspection.

On motion of Member Pogonowski, seconded by Member Lloyd and approved by all members present, Release #1, dated August 12, 2010 for property known as the Lark Lane Subdivision, TMP #53-015-008, 53-015-008-001, 53-015-008-002 and 53-015-008-003 for release of \$17,000., leaving a balance of \$81,988.57, was approved.

OLD BUSINESS: There was no prior business to consider at this time.

NEW BUSINESS: There was no new business to consider at this time.

PUBLIC COMMENT: Cedar Lane resident John Rasiej inquired why the Township is considering renting the farm house at Anchor Run farm when it previously said it wanted to be out of the rental business. Chair Pogonowski responded that the general policy of the Board has been to get out of the rental business by the sale of various properties, and the impending sale of the outbuildings on Chippewa Farm. Rental and occupancy of the now-vacant farm house would be a protective matter at Anchor Run Farm and generate potential income as well.

Durham Road resident Le Sheppard publicly thanked Mr.& Mrs. Richard Lion for speaking in support of limited improvements to the Stoopville/Durham Road intersection.

ADJOURNMENT: On motion of Member Lloyd, seconded by Member Magne, the meeting was adjourned. All voted in favor.

Respectfully submitted,

Joseph F. Pantano
Township Secretary