

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF REGULAR MEETING OF MARCH 19, 2007**

The Wrightstown Township Board of Supervisors met on Monday, March 19, 2007 in the Meeting Room of the Township Municipal Building, 2203 Second Street Pike, Wrightstown, Pa. The meeting was called to order at 7:30 P. M. by Chair Chester S. Pogonowski. In attendance were Vice Chair Jane B. Magne and Member/Treasurer Robert S. Lloyd. Also present were Township Administrator Eileen M. Bradley, Township Solicitor Terry W. Clemons and Township Engineer Mario Canales.

Mr. Pogonowski welcomed attendees to the first meeting in the newly-remodeled Municipal Building.

Minutes of Meetings held on March 5 and 12, 2007 were accepted as presented.

On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members, Bills dated March 19, 2007 in the amount of \$156,395.05 were approved for payment. On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members, Escrow Bills in the amount of \$8,050.90 were approved for payment. On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members, Transfers dated March 19, 2007 in the amount of \$80,000.00 were also approved.

ANNOUNCEMENTS: Mr. Pogonowski announced that the Board had met in Executive Session on Monday, March 12 at 4:30 P. M. prior to the Work Session to discuss matters of litigation. He stated that the Board had unanimously voted at that Work Session to consider changes to a prior Stipulation Agreement with the Council Rock School District which could permit an elementary and an intermediate school to be built on the Howes Tract in Wrightstown Township.

Municipal Services Day: Ms. Magne announced that an Open House/Municipal Services Day for Wrightstown Township would be held Saturday, May 12, 2007 from 10:00 a.m. to 2:00 p.m. at the New Municipal Complex at 2203 Second Street Pike, Wrightstown, Pa. The Lingohocken Fire Company, Central Bucks Ambulance, the Village Library and all Boards, Committees and Commissions of the Township were invited to promote services available to residents.

Mr. Pogonowski thanked Ms. Bradley and Staff for their work during the reconstruction of the Complex and the services of

Blair Kusiak, Project Manager for his oversight of the renovation. He stated that both interior and exterior painting was soon to be completed, as well as landscaping.

Swamp Road Improvement Project: Ms. Magne announced that a public meeting had been scheduled by PADOT for Wednesday, April 18, 2007 from 6:00 to 9:00 p.m. at Bucks County Community College to present proposed preliminary plans for improvements to the Swamp Road Corridor in Wrightstown and Newtown Townships.

REPORTS: The Board accepted the Road Department Report for the month of February, 2007 and the District Justice Report for February 2007, with receipts in the amount of \$800.27.

SUPERVISOR'S COMMENTS: Mr. Pogonowski announced that due to time constraints, at the March 12 Work Session, the Board had approved a sublease for Verizon for collocation on the American Tower telecommunications pole at the Anchor Run Farm. A formal Conditional Use hearing would still be required.

ADMINISTRATOR'S COMMENTS: Inspection Services: Ms. Bradley noted Code Department dissatisfaction with the level of service provided by the current third-party inspection services, Building Inspection Underwriters and Middle Atlantic Inspections. The Department had investigated many options over the last few months and it was her recommendation that the Township contract with Keystone Municipal Services for third-party inspection. Residents and contractors would see no difference in permit fees, but there should be a dramatic increase in the level of service.

Mr. Lloyd made a motion, seconded by Ms. Magne, to appoint Keystone Municipal Services, Inc. of Morton, PA as the third-party inspection services company for Wrightstown Township.

Mr. Pogonowski called for public comment.

Mr. Jack Kristman of Penns Park Road inquired of the hourly rate for Keystone. Ms. Bradley reiterated that there would be no permit fee changes, as rates were comparable to those of the prior service.

The motion was passed unanimously.

Chippewa Painting Contract: Ms. Bradley had received several quotes for minor interior and exterior painting of the Municipal Building. It was her recommendation to contract with Mr. Chet Trace, who could complete the work at the lowest rate and within Township time constraints. *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members, a contract for minor interior and exterior painting was awarded to Chet Trace for \$8,035.00.*

ROADMASTER/ROAD FOREMAN: Cherry Lane Bridge Reconstruction Project: Mr. Pogonowski noted that eleven bids had been received for the Cherry Lane Bridge Reconstruction Project at a bid opening on March 5, 2007. All paperwork had been reviewed for accuracy and compliance to bid specifications. Although the lowest bid received was from Almeida and Hudack for \$178,842.50, the company did not possess the appropriate PADOT prequalification documentation as required by the bid specifications.

It was the recommendation of both the Township Engineer and Solicitor that the bid be awarded to the second lowest bidder, who possessed the appropriate certifications. *On a motion of Mr. Lloyd, seconded by Ms. Member Magne and approved by all Members, the contract for the Cherry Lane Bridge Reconstruction Project was awarded to Harry DePue, Inc. of Richmond, PA in the amount of \$217,764.75.*

The project consisted of the placement of a prefabricated concrete culvert bridge, road reconstruction and stormwater installation for the intersection of Park Avenue and Cherry Lane. The project would take from six to eight weeks.

PUBLIC HEARING: Proposed Fire Insurance Proceeds Ordinance: The Board considered a proposed ordinance providing that in certain fire losses, proceeds of fire insurance payments could be used to pay delinquent taxes and Township expenses for removing, repairing or securing damaged buildings. The ordinance would apply only to insurance policies that paid out over \$7,500.00. Mr. Lloyd asked if it was at the discretion of the Board to collect on a policy. Mr. Clemons noted that monies were held in escrow and that the Board could waive collection if it so chose.

Mr. Steve Evans of Wrenwood asked if it would be the homeowner's responsibility to secure their residence should there be a fire.

Mr. Pogonowski noted that generally, the insurance company provided that type of service after a fire loss. The ordinance would kick in only if a responsible party could not be found at the time of the fire.

On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members, Ordinance #250, the Insurance Proceeds Ordinance was passed.

Mr. Pogonowski called for public comment.

Mr. Wes Walcott of Mill Creek Road asked if the Board would consider using volunteer services for projects associated with improvements at the new municipal complex. Mr. Pogonowski stated that the Township would welcome any volunteer services.

Mrs. Robin Hoy of Worthington Mill Road expressed concern over the recent removal of trees along Penns Park Road on property owned by the Wrightstown Friends Meeting. Mr. Pogonowski noted that the Township Ordinance supported the removal of the diseased trees, but that further discussion with the Meeting would occur prior to issuance of a Permit. Mr. Lloyd suggested conversation should include the removal of any additional trees in phases, as well as replacement of any trees removed.

Mr. John Rasiej of Cedar Lane inquired of the possibility of a challenge to the validity of any Township Ordinances challenges in light of recent newspaper articles. Mr. Clemons stated that the Board was aware of the recent court case and was investigating the matter.

Ms. Anne Marie Hanson of Pheasant Lane advised the Board that Robin Road was deteriorating. Mr. Pogonowski advised her that road conditions would be investigated.

PUBLIC HEARING: Mendonca-Collito Conditional Use: Appearing for the Applicant were: Ms. Maria Mendonca-Collito of 941 Park Avenue; Ms. Maureen Burke Carlton, Esquire of Curtin and Heefner, LLP; and Mr. Daniel Gray of Knight Engineering, Inc. Requesting party status for the hearing were: Mr. Joseph Greenberg and Mrs. Audrey Greenberg of Park Avenue; represented by Mr. Peter Thompson, Esquire; and Mrs. Margaret Clark of Park Avenue. A stenographic record of the hearing was taken by Bucks County Court Reporters.

The Hearing was continued to April 16, 2007 at 7:45 p.m. in the Meeting Room of the Township Municipal Building.

Mr. Pogonowski allowed public comment to be taken off the record for this hearing.

Mrs. Jane DelBianco of Cherry Lane and Mr. Norman Sommer of Hampton Court spoke in support of the Application.

Mrs. Audrey Greenberg indicated her support of agricultural uses in Wrightstown, but expressed her concerns over the environmental impact of the proposed use to her adjoining property.

ADJOURNMENT: There being no further business or comment to come before the Board, Mr. Lloyd made a motion, seconded by Ms. Magne, to adjourn the meeting at 11:05 p.m. All were in favor.

Respectfully submitted,

Eileen M. Bradley
Administrator