

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF REGULAR MEETING OF APRIL 16, 2007**

The Wrightstown Township Board of Supervisors met on Monday, April 16, 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 was Vice Chair Jane B. Magne. Also present were Solicitor Terry W. Clemons, Township Administrator Eileen M. Bradley and Township Engineer Mario Canales. Member/Treasurer Robert S. Lloyd was absent.

Chairman Pogonowski welcomed residents of the Township and Wrightstown Township Boy Scout Troop #74.

Minutes of Meetings held on April 2 and April 9, 2007 were accepted as presented.

On motion of Ms. Magne, seconded by Mr. Pogonowski and approved by all Members, Bills dated April 16, 2007 in the amount of \$90,255.59 were approved for payment. On motion of Ms. Magne, seconded by Mr. Pogonowski and approved by all Members, Escrow Bills dated April 16, 2007 in the amount of \$2,866.14 were also approved for payment.

ANNOUNCEMENTS: Mr. Pogonowski encouraged residents to vote on Primary Election Day, May 15, 2007 and to consider the ballot question which will ask voters to recommend an increase in Earned Income Tax or the levying of a Personal Income Tax pursuant to Act 1. He stressed the importance of understanding the two forms of taxation which would be explained at several locations within the Council Rock School District prior to Election Day.

Ms. Magne announced dates for the 2007 Regional Household Hazardous Waster Collection and Computer Recycling Program.

Ms. Magne also announced the first Municipal Services Day which would take place May 12, 2007 from 10:00 a.m. to 2:00 p.m. at the new Municipal Complex, 2203 Second Street Pike. Administration, Code, Public Works, Police, Fire, Emergency Services and related Township Committees would offer information on services available to residents, as well as provide tours of the new facility.

Ms. Magne encouraged residents to attend a PADOT Open House Meeting for the purpose of presenting proposed preliminary plans

for improvements to sections of the Swamp Road corridor in Wrightstown and Newtown Townships. The Meeting would be held on Wednesday, April 18, 2007 from 6:00 to 9:00 p.m. at Bucks County Community College.

Mr. Pogonowski announced that Supervisors and some staff members would be attending the annual state-wide convention of PA Township Supervisors to be held at the Hershey Conference Center from April 21 through April 23, 2007.

REPORTS: Reports presented included: the Roads Department Report for March, 2007; the Lingohocken Fire Company Report for March, 2007; the District Justice Report for March, 2007 with fines of \$1,205.26.

SOLICITOR'S COMMENTS: Szarko/780 Penns Park Road Zoning Hearing Application: Mr. Clemons announced that a Zoning Hearing was scheduled for Monday, April 23, 2007 in the Township Meeting Room for the purpose of considering the Application of Szarko Builders for a Use Variance for the property at 780 Penns Park Road. The property was presently zoned CR-1, and the Applicant wished to use the property for professional or medical professional office space. Mr. Joseph Szarko was present at this meeting.

Mr. Pogonowski stated that he was uncomfortable with the proposed size of the planned office building and the incursion into a residential zone. Ms. Magne noted that the Board had met with the Applicant on two occasions to discuss the property and had expressed opposition to a 6000 square foot office building.

Mr. Matthew Overton of Penns Park Road stated that he would be opposed to the property becoming commercial, as he lived next to the former Township office. If that property was rezoned commercial, both would have a dramatic impact on his property. Mr. Pogonowski noted that no decision had been made on the Township property.

Mr. Edgar Fulmor of Penns Park Road added that he did not wish to see the neighborhood change.

Mrs. Carol Oughton of Wooley Run Road stated that 6000 square feet was too large for the neighborhood.

Mrs. Marie Wustholz of Penns Park Road hoped that a compromise could be reached.

On motion of Mr. Pogonowski, seconded by Ms. Magne and approved by all Members present, Mr. Clemons was directed to attend the Zoning Hearing Board meeting to oppose the Application.

SUPERVISOR'S COMMENTS: PA Clean Energy Campaign: Mr. Scott Anderson encouraged the Board to apply for a grant from the PA Clean Energy Campaign for the installation of solar panels. The Township would be required to purchase at least 20% of their total electricity from renewable sources by the year 2010. The additional cost of renewable energy could cost the Township about \$96.00 per year. The Township would also need to promote renewable energy usage to its residents. Mr. Anderson encouraged residents to seriously consider enrolling in the Clean Energy Campaign for financial savings in the future.

Ms. Magne made a motion, seconded by Mr. Pogonowski, to approve Resolution 2007-027, committing to the PA Clean Energy Campaign by agreeing to purchase 20% energy through renewable sources by 2010 and to promote purchasing energy through renewable sources by Township residents. All were in favor.

Ms. Magne urged residents to help address roadway flooding by clearing out gutters/ditches along their properties.

PUBLIC HEARING: Proposed Construction Inspection Ordinance: Mr. Pogonowski stated that recent state legislation resulted in municipalities being required to accept inspections done by third-party agencies that are not appointed by the Township. The proposed Construction Inspection Ordinance would give the Township the ability to provide oversight and ensure the appropriate credentials of all third-party inspectors. *On motion of Ms. Magne, seconded by Mr. Pogonowski and approved by all Members present, Ordinance #251, the Construction Inspection Ordinance was adopted.*

PUBLIC HEARING: Proposed Zoning Amendment 2006-04: Livestock and Poultry: Mr. Pogonowski stated that the Jointure had been working on the proposed Zoning Amendment for several years to fine tune regulations pertaining to the keeping of livestock and poultry. *Ms. Magne made a motion, seconded by Mr. Pogonowski, to adopt Ordinance #252.*

Mr. Jack Kristman of Penns Park Road thanked the Board for the hard work on the ordinance.

Mr. Mark Alesyck of Cherry Lane questioned the origins of the ordinance. Mr. Pogonowski noted that the existing ordinance needed clarity. The main change was that the new ordinance would allow a higher number of smaller animals per acre, with the exception of poultry.

Ms. Magne made a motion, seconded by Mr. Pogonowski, to adopt Ordinance #252, Joint Municipal Zoning Ordinance Amendment #2006-04: Livestock and Poultry. All were in favor.

PUBLIC HEARING: Mendonca-Collito Conditional Use Hearing: Mr. Pogonowski opened the Public Hearing for the Mendonca-Collito Conditional Use that had been continued from March 19, 2007. Appearing for the Applicant was Ms. Maria Mendonca-Collito, owner; Ms. Maureen Burke-Carlson, Esquire; and Mr. William J. McFadden of the Bucks County Conservation District. Those asking for party status included: Mr. and Mrs. Joseph Greenberg of Park Avenue; Mr. Peter Thompson, Esquire; Mrs. Margaret Clark of Park Avenue; Mr. Mark Alesyck of Cherry Lane. A stenographic record of the hearing was taken by Bucks County Court Reporters.

Mr. Clemons closed testimony and the hearing was continued to May 7, 2007.

Mr. Pogonowski called for Public Comment.

Mr. Charles Stickley of Brownsburg Road inquired if the sewage treatment plant at Matthews Ridge would be available to other residents. Mr. Pogonowski stated that the system had limited capacity and was designed only for the subdivision.

Mr. Stickley noted that water runoff was still being generated at the site, causing erosion. Township Engineer Mario Canales stated that although the heavy rains were unusual, the developer was to install diversion berms and place sand bags. Mr. Stickley asked if final paving would allow water to flow appropriately. Mr. Canales stated that all outstanding issues would be addressed before final release to the developer.

Mr. Ted Ghebeles of Brownsburg Road expressed concern about the stormwater inlet installed on his property. Mr. Pogonowski

noted that if the inlet did not work properly, it would be addressed.

UNFINISHED BUSINESS: Proposed Zoning Amendments: On motion of Ms. Magne, seconded by Mr. Pogonowski, and approved by all Members present, the following Joint Municipal Zoning Ordinance Amendments were recommended for advertisement:

- #2006-06: Winery
- #2006-08: Lighting
- #2006-11: Accessory Landscape Contractor
- #2006-20: QA-QA2 and Fireworks
- #2007-01: Corrections to QA

NEW BUSINESS: On motion of Mr. Pogonowski, seconded by Ms. Magne, and approved by all Members present, Supervisor Magne was appointed as Assistant Treasurer for the Township.

ADJOURNMENT: There being no further business or comment, Mr. Pogonowski made a motion, seconded by Ms. Magne, to adjourn the meeting at 11:25 p.m. All were in favor.

Respectfully submitted,

Eileen M. Bradley
Administrator

Ord. #251
Ord. #252