

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF REGULAR MEETING OF MAY 21, 2007**

The Wrightstown Township Board of Supervisors met on Monday, May 21, 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 in attendance were Township Engineer Mario Canales, Township Solicitor Susan Piette and Township Administrator Eileen M. Bradley.

The Minutes of Meetings held on May 7 and 14, 2007 were accepted as presented.

*On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members present, Bills dated May 21, 2007 in the amount of \$86,049.39 were approved for payment. On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members present, Escrow Bills dated May 21, 2007 in the amount of \$6,428.59 were approved for payment.*

**ANNOUNCEMENTS:** Ms. Magne announced that a Farmers Market conducted by the Bucks County Foodshed Alliance would be held at the Middletown Grange Fairgrounds from 9:00 a.m. to 1:00 p.m. Saturdays during the growing season. Scheduling conflicts with the Grange would be resolved by conducting the Market at the Wrightstown Elementary School.

**SUPERVISOR'S COMMENTS: Chippewa Farm Land Use Plan:** Mr. Pogonowski gave an overview of the properties owned by Wrightstown Township, specifically the 62 acre Chippewa Farm Complex and 738 Penns Park Road. Mr. Pogonowski introduced Evan Stone and Mike Beuke of Pickering, Corts and Summerson, Inc., who presented work done for a Preliminary Land Use Plan.

Mr. Stone presented demographic information about the Township, as well as an overview of the features of the Chippewa Farm property. He then reviewed conclusions gathered from a recent survey sent to all Township residents. He presented several options for development of the property and 738 Penns Park Road.

Mr. Pogonowski stated that the Board had not made any decisions regarding any of the Township-owned properties. He then called for public input on what the Township might do.

Mr. John Rasiej of Cedar Lane preferred no active recreation, stating that open space should be preserved. Agricultural uses and ways to bring in income from the properties were priorities to him. Special consideration should be given to Penns Park Road residents when making plans for the old municipal building.

Mr. Joseph Kelly of Midland Road felt active recreation was needed.

Mrs. Margaret Clark of Park Avenue indicated a desire for play grounds, ball fields and open space, as well. She suggested selling 11 acres of Chippewa Farm as a farmstead, using the remaining acreage for installation of useable playing fields.

Ms. Susan Broadway of Parsons Lane suggested installation of playground equipment for young children, ball fields and a picnic pavilion.

Mr. John Fowler of Wrightstown Road suggested multi-use fields, trails, agricultural uses. He urged the Board not to sell off any acreage, and move the Public Works Department to Chippewa Farm. A possible bird-watching platform installation could be installed.

Mrs. Diana Overton of Penns Park Road suggested that one multi-purpose field could be useful. She preferred that the Public Works Department remain at 738 Penns Park Road, or the property be rezoned residential, not commercial.

Mrs. Betty Davis of Wrenwood Way suggested careful consideration of costs before a decision is made regarding the Public Works Department. She strongly urged the preservation of all of the buildings at the Farm, although all of them would require extensive renovation.

Mrs. Robin Hoy of Worthington Mill Road expressed a hope that the Township can do all things suggested; indicating a preference to sell the Farm House at the Chippewa Farm as a Professional Office Site and retain the former tenant house and barn as one parcel; urged consideration of the Delaware Valley College as a tenant for fields; move Public Works to Chippewa Farm; and divide the 738 Penns Park Road site into two lots for residential construction.

Mrs. Marilyn Maxwell of Wooley Run Road wished that the Public Works Department remain at 738 Penns Park Road. She stated that any development of the site would seriously impact stormwater management in the entire neighborhood. She also pointed out that there were several memorial trees planted on the site that should remain.

Mrs. Jane DelBianco of Cherry Lane urged preservation of Chippewa Farm as open space and the buildings with deed restrictions to preserve them. Eleven acres could be sold as a horse farm and ball fields could be installed through fundraising efforts.

Mr. Scott Anderson of Worthington Mill Road urged preservation of properties to preserve the rural nature of the Township and encourage agriculture. The Public Works Department should remain at 738 Penns Park Road.

Mr. Stone would collate the information to finalize the Chippewa Farm Master Land Use Plan. A copy of the Preliminary draft was available at the Township Office.

**Szarko-780 Penns Park Road Zoning Hearing Board Application:** Mr. Don Marshall, Esquire represented Applicants Joseph and Michelle Szarko, who were seeking a Use variance from the Wrightstown Zoning Hearing Board for a property at 780 Penns Park Road that had been continued to May 22, 2007. The Applicants proposed to use the existing dwelling for office Use, which is not permitted in the present CR-1 (Country Residential) Zoning District.

Mr. Marshall stated that the Applicants wished to amend the Zoning Hearing Application. They were requesting a D-1 Office Use for the existing house, and would agree to deed restrict the building lot to uses permitted under the current Zoning Ordinance. The proposed buyer of the property was an advertising agency with eight employees and the Szarko's would buffer the parking area. No additional lighting or signage was proposed.

Mr. Edgar Fulmor of Penns Park Road felt the proposed was less onerous than the original Application, but he was concerned about the future of the neighborhood.

Mr. John Rasiej felt that if the Township had wanted a commercial property at that location, the zoning would have reflected it and the Township would have sold the property as such at the time it was sold to the Szarko's. Supporting a variance could open the door to future commercial expansion on Penns Park Road.

Mrs. Diana Overton agreed that, while the variance seemed minimal, it would cause a domino effect that would bring commercial properties to Penns Park.

Mrs. Carol Oughton of Wooley Run Road agreed that one commercial sale could generate others.

Mr. Lloyd stated that he was opposed to the Application as originally submitted. There was the potential that the Wrightstown Zoning Hearing Board could grant a variance. He preferred that the Board be able to request conditions.

*Mr. Lloyd made a motion to oppose the Application with restrictions. The motion died for lack of a second.*

*Ms. Magne made a motion to oppose the Application as presented. The motion died for lack of a second.*

*Mr. Pogonowski made a motion to take no position. Should a variance be granted, the Township Solicitor would ask the Wrightstown Zoning Hearing Board to set conditions as outlined by the Board of Supervisors. The motion died for lack of a second.*

Mr. Marshall pointed out that the Use variance request was to prove that the lot was inappropriately zoned and the Applicants intended to present testimony to that effect. Due to the lack of a second, the Board vote taken at the last meeting on April 16, 2007 to oppose the Application still stood as valid.

*Mr. Lloyd made a motion to oppose a variance on the building lot (Lot #2), and to take no position on the Use variance, but ask for conditions to be placed on the existing lot (Lot #1). The motion was seconded by Mr. Pogonowski. The motion carried on a vote of 2 to 1, with Ms. Magne opposed.*

**Dumack Zoning Hearing Board Application:** On May 22, the Zoning Hearing Board would also hear the Application of Heath and Karen Dumack for variances and a special exception for a property located at 677 Durham Road. The Applicant proposed to construct a driveway and utility crossing across a stream tributary; to allow setback from the minimum side yard requirements; and to allow relief from the minimum lot size where more than two other uses are proposed.

Mr. Lloyd indicated a concern with multiple uses proposed at the site of the existing buildings. Mr. Marshall questioned the interpretation of that section of the ordinance, but reminded the Board that this item had been discussed at a Work Session and that the Applicant was advised to apply for a variance. Mr. Dumack stated that he would restrict the tenancy to two occupants.

*On motion of Mr. Lloyd, seconded by Ms. Magne, and approved by all Members present, the Board voted to take no position on the Application, but to place the restriction to limit the occupants of the garage apartment to two people.*

**UNFINISHED BUSINESS: Courtyards at Penns Crossing Land Development Plan:** Appearing for the Applicants were: Mr. Don Marshall, Esquire; Mr. Alan Cantor, owner; Mr. William Messick; and Mr. Heath Dumack, Engineer.

*On motion of Mr. Lloyd, seconded by Ms. Magne, and approved by all Members present, Resolution #2007-052 was approved, setting the terms and conditions for Courtyards at Penns Crossing Preliminary Plan Approval.*

**ADMINISTRATOR'S COMMENTS: Smith Farm Roofing Bids:** Ms. Bradley reported that the Smith Farm Roofing Bids would be received until

11:00 a.m. on June 8, 2007 in the Township Municipal Office, 2203 Second Street Pike.

**Disposition of Public Records:** *On motion of Mr. Lloyd, seconded by Ms. Magne, and approved by all Members present, Resolution #2007-050 was approved, adopting schedules and procedures for the disposition of records.*

*On motion of Mr. Lloyd, seconded by Ms. Magne, and approved by all Members present, Resolution #2007-051 was enacted, disposing of specific public documents per the above schedule.*

There was no public comment at this time.

**ROADMASTER/ROAD FOREMAN REPORT: Cherry Lane Bridge Reconstruction Project:** Township Engineer Mario Canales reported on the progress of the reconstruction of the Cherry Lane Bridge and had recommended Escrow Release #1 in the amount of \$45,662.85 to Harry DePue, Inc., Contractors. *On motion of Mr. Lloyd, seconded by Ms. Magne, and approved by all Members present, the Release was approved.*

Mr. Pogonowski stated that the culvert bridge pieces were scheduled for delivery on May 31. Electrical service to specific residences on Cherry Lane would be interrupted from 2 to 6 hours on May 31, because overhead electrical lines would have to be removed so that a crane could install the culvert pieces. Those affected would be notified by PECO.

**NEW BUSINESS: Proposed Ordinance: Joint Municipal Zoning Ordinance of 2006:** *On motion of Mr. Lloyd, seconded by Ms. Magne, and approved by all Members present, proposed Joint Municipal Zoning Ordinance of 2006 was recommended for advertisement.*

Escrow Releases: Highlands at Chapman Corner: *On motion of Mr. Lloyd, seconded by Ms. Magne, and approved by all Members present, Escrow Release #4 for the Highlands at Chapman Corner in the amount of \$151,051.37 was approved, leaving \$679,719.40 remaining.*

Wrightstown Elementary School Parking Lot Rehabilitation Project: *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, Wrightstown Elementary School Release #2 in the amount of \$88,340.20 was approved, closing out the Irrevocable Letter of Credit, and accepting an 18-Month Maintenance Bond.*

**ADJOURNMENT:** There being no further business or comment to come before the Board, Mr. Lloyd made a motion, seconded by Ms. Magne and approved by all Members present, to adjourn the meeting at 10:35 p.m.

The Board entered into an Executive Session to discuss litigation issues.

Respectfully submitted,

Eileen M. Bradley  
Township Administrator

Res. #2007-050  
Res. #2007-051  
Res. #2007-052