

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF REGULAR MEETING OF AUGUST 6, 2007**

The Wrightstown Township Board of Supervisors met on Monday, August 6, 2007 in the Meeting Room of the Township Municipal Building, 2203 Second Street Pike, Wrightstown, PA. The Meeting was called to order at 7:35 p.m. by Chair Chester S. Pogonowski. In attendance were Vice Chair Jane B. Magne, Member/Treasurer Robert S. Lloyd, Township Engineer Mario Canales, Township Solicitor Susan Piette and Township Administrator Eileen M. Bradley.

Minutes of Meetings held on July 16 and 23, 2007 were accepted as presented.

**APPROVAL OF BILLS:** *On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members present, Bills in the amount of \$76,494.80 were approved for payment. On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members present, Escrow Bills in the amount of \$8,647.00 were approved for payment.*

**ANNOUNCEMENTS:** Ms. Magne announced that PADOT would hold an Open House at Bucks County Community College to present preliminary plans for the Swamp Road Improvement Project. She encouraged all residents to attend.

**REPORTS:** Lieutenant Glenn Forsythe of the Newtown Police Department submitted the Police Report for July 2007. Additional reports submitted included: the Code Department Report for July 2007; the Road Department Report for July 2007; the Central Bucks Ambulance Report for June 2007; and the Engineer's Report for July 2007.

**SOLICITOR'S COMMENTS: Bucks County Municipal Waste Management Ordinance:** Ms. Piette presented a proposed ordinance requiring trash haulers to report tonnage of waste and recyclable materials. *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, the proposed ordinance was authorized for advertisement.*

**SUPERVISORS' COMMENTS: Agenda Policy:** Mr. Pogonowski presented a new policy for the dissemination of Board agendas through the Township website, cable access channel and at the Township building. *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, the new Agenda Policy was adopted.*

Mrs. Ruth Brown of Stoopville Road thanked the Board for improving communication to residents.

**ADMINISTRATOR'S COMMENTS: Public Works Employee:** Ms. Bradley noted that within the next year the Township would be acquiring approximately four miles of new road and 130 acres of property to maintain. While the Board had budgeted for a third Public Works employee over the last three years, no one had been hired. She recommended that the Township hire Mr. Nicholas Althouse as a permanent full time Roads Department employee. Mr. Althouse had worked as a seasonal employee for the last two summers, and was a member of the Linghocken Fire Company.

*On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members present, Nicholas Althouse was hired as a Permanent Full-Time Road Crew member at a rate of \$12.00 per hour, with the condition that he acquires a Commercial Driver's License within six months.*

**Chippewa Farm Update:** Ms. Bradley noted that Pickering, Corts and Summerson, Inc. was preparing the final version of the Chippewa Farm Land Use Plan. She had been working on figures and appraisals so that the Board of Supervisors would be able to review all options prior to making a decision at a future Board meeting.

**2009 TIP:** Ms. Bradley stated that proposed projects for the 2009 Transportation Improvement Program (TIP) needed to be submitted prior to hearings on August 16, 2007. Written submittals would be accepted until September. *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, Ms. Bradley was authorized to prepare TIP proposals for six projects, namely:*

1. Intersection improvements at Durham Road (SR413) and Second Street Pike (SR232).
2. Intersection improvements at Durham Road (SR413) and Stoopville Road (SR2028).
3. Second Street Pike (SR232) roadway improvements through historic Penns Park village.
4. Inter-Municipal traffic signal interconnection on Durham Road (SR413).

5. Second Street Pike (SR232) corridor and intersection improvements along PECO Right-of-Way and Neshaminy Creek.
6. Second Street Pike (SR232) traffic calming measures through historic Penns Park village, as recommended by the DVRPC Regional Traffic Study.

Mrs. Ruth Brown asked why these projects were on the 2007 TIP, if they were on the 2005 TIP. Mr. Pogonowski indicated that any project of concern needed to be refreshed every two years.

**Brush Hog Purchase:** Ms. Bradley recommended the purchase of a brush hog, for which the Board had budgeted \$3,000.00. *On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members present, purchase of a John Deere MX7 Rotary Cutter for \$2,386.37 from Detlan Equipment was approved.*

**PUBLIC HEARING: Bucks County Foodshed Alliance at Wrightstown Elementary School Conditional Use:** Ms. Piette presented to the Board a draft decision for the Bucks County Foodshed Alliance at Wrightstown Elementary School Conditional Use Hearing. Ms. Magne indicated her intention to abstain from all deliberation and voting, as she was a member of the Board of Directors of the Foodshed Alliance. *Mr. Lloyd made a motion, seconded by Mr. Pogonowski, to approve Resolution 2007-070, setting terms and conditions for approval of the Foodshed Alliance Conditional Use. The motion passed two to zero with Ms. Magne abstaining.*

**PUBLIC HEARING: Proposed Zoning Amendment 2007-02: Zoning Map Change CM to MS:** *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members, Ordinance #258 was adopted, namely Zoning Amendment 2007-02 which made a Zoning Map change in Newtown Township changing a parcel from CM to MS.*

Mr. Pogonowski called for public comment.

Mrs. Ruth Brown reiterated her opinion that Work Sessions should be televised. Mr. Pogonowski pointed out obstacles to televising the meetings, such as increased costs, informality of meetings and juggling of room locations.

**ROADMASTER/ROAD FOREMAN: PADOT Winter Road Maintenance Contract:** *On motion of Ms. Magne, seconded by Mr. Lloyd and approved buy all Members, Resolution 2007-071, the PADOT 2007-2008 Winter Road Maintenance Contract, was approved.*

**Cherry Lane Bridge Reconstruction Project:** *On a motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members, final payment of \$81,561.99 to Harry DePue was authorized. The payment reflected \$302.50 under the contracted price due to changes in the guard rail, and despite additional paving to Cherry Lane.*

**UNFINISHED BUSINESS: Toll-Hibbs/Chapman Corner Major Subdivision Final Plan:** Appearing for the Applicant were: Mr. John VanLuvanee, Esquire; Mr. Michael Palmer of Toll Brothers, Inc.; and Mr. James Takacs of Eastern States Engineering. The Applicant had received Preliminary Approval for 45 new building lots and one lot with existing farmstead served by on-lot wells and a community stream discharge sewage treatment system.

The proposed subdivision was subject to a Stipulation Agreement which required amending to allow for a change to the community sewage system from drip irrigation to stream discharge, transferring the detention basin containing the sewage discharge point from ownership by the Chapman lot to ownership by the Township, additional buffering and other minor issues.

Mr. VanLuvanee stated that he was in receipt of the First Amendment to the Stipulation, signed by Mr. Gene Epstein, a party, and by Toll Brothers. Upon execution by the Board of Supervisors, he would hold the Agreement in escrow during the thirty-day appeals period, at which time it would be submitted to the Court of Common Pleas for approval.

Residents wishing to comment included: Mr. Thomas Coyne of Worthington Mill Road; Mr. John Fowler of Wrightstown Road; Mr. David Dutko of Worthington Mill Road; and Mrs. Ruth Brown of Stoopville Road. Issues discussed included: the possible installation of an additional street light at the entrance to the subdivision; distribution of buildable impervious surface between the developer and the future homeowner; future ownership of the sewage treatment plant; well protection; stormwater management; repair of utility cuts; possible bicycle paths; curbing for adjacent properties; in lieu fees; and construction timetables.

*Mr. Lloyd made a motion, seconded by Ms. Magne and approved by all Members, to execute the First Amendment to the original*

*Stipulation Agreement between Toll Brothers, Inc. and Wrightstown Township.*

*Mr. Lloyd made a motion, seconded by Ms. Magne and approved by all Members, to approve Resolution 2007-072, setting the terms and conditions for approval of the Chapman Corner Major Subdivision.*

**NEW BUSINESS: Reshetar-Park Hill Subdivision Plan Amendment:**

Appearing for the Applicant Reshetar Realty was Mr. Brad Lare, Esquire and Mr. Julio Muller of Reshetar Realty. The Applicant was requesting relief from installing a walking path along Park Avenue, a requirement of the May 2004 approval for the Park Hill Subdivision. Mr. Lare proposed a fee in lieu of construction of the path. Ms. Magne and Mr. Pogonowski agreed that the path was part of an existing and proposed walking trail and preferred that it be installed.

Mr. Pogonowski felt that the path needed to be lowered off the proposed berm. Mr. Canales stated that the path needed to be at least eight feet from the roadway, but could be accomplished using ADA design standards for paths.

**Creek Drive Quit Claim Deed:** *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members, the Board authorized execution of a Quit Claim Deed for a portion of Creek Drive (a paper street) to be transferred to adjoining property owners.*

Escrow Release: Picard Subdivision Release #1: *On motion of Mr. Lloyd, seconded by Ms. Magne, and approved by all Members present, Escrow Release #1 in the amount of \$74,468.50 for the Picard Subdivision was authorized, leaving a balance of \$201,384.77.*

Escrow Release: Heritage-Warner Meadows Subdivision Release #12: *On motion of Mr. Lloyd, seconded by Ms. Magne, and approved by all Members present, Escrow Release #12 in the amount of \$38,200.00 for the Heritage-Warner Meadows Subdivision was authorized, leaving a balance of \$213,752.44.*

Escrow Release: Balmoral Subdivision Release #2: *On motion of Mr. Lloyd, seconded by Ms. Magne, and approved by all Members present, Escrow Release #2 in the amount of \$117,782.63 for the Balmoral Subdivision was authorized, leaving a balance of \$247,879.39.*

Mr. Pogonowski called for public comment.

Mr. Thomas Coyne asked about a proposed cell tower at the Middletown Grange. Mr. Pogonowski stated that the hearing had been continued, but the Board had previously voted to send the solicitor to oppose the application.

There being no further business or comment, Mr. Lloyd made a motion, seconded by Ms. Magne to adjourn the meeting at 10:00 p.m. All were in favor.

Respectfully Submitted,

Eileen M. Bradley  
Township Administrator

Ord. #258  
Res. #2007-070  
Res. #2007-071  
Res. #2007-072