

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF REGULAR MEETING OF OCTOBER 1, 2007
DRAFT**

The Wrightstown Township Board of Supervisors met on Monday, October 1, 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. Also in attendance were Vice-Chair Jane B. Magne, Township Engineer Mario Canales, Township Solicitor Susan Piette, and Township Administrator Eileen M. Bradley. Member/Treasurer Robert S. Lloyd was absent.

Minutes of meetings held on October 1 & 8, 2007 were approved as presented.

APPROVAL OF BILLS: *On motion of Ms. Magne, seconded by Mr. Pogonowski and approved by all Members present, Bills in the amount of \$84,309.43 were approved for payment. On motion of Ms. Magne, seconded by Mr. Pogonowski and approved by all Members present, Escrow Bills in the amount of \$32,051.13 were approved for payment.*

ANNOUNCEMENTS: Ms. Magne reported that the Octagonal School Open House scheduled for October 21, 2007 would be the last Open House for the season. She urged residents to be aware that the area was notified of a Drought Watch and encouraged water conservation efforts.

Ms. Magne asked residents to call the Township Administrative Offices to inform them of residents who had recently served or were presently serving in the Military Service so that no persons would be missed in developing plans for a Memorial.

REPORTS: Sergeant Kim Hartman of the Newtown Police Department submitted the Police Report for September 2007. Additional Reports submitted included: the Lingohocken Fire Company Report for September; and the Engineer's Report for September.

On motion of Ms. Magne, seconded by Mr. Pogonowski, and approved by all Members present, Patrick Seiler was appointed as a Fire police Officer. Mr. Pogonowski administered the Oath of Office to Mr. Seiler.

SUPERVISORS' COMMENTS: **Anchor Nursery Zoning Hearing:** Mr. Pogonowski announced that the Wrightstown Township Zoning Hearing Board would hold a hearing on Tuesday, October 23, 2007

at 7:30 p.m. in the meeting room of the Wrightstown Township Municipal Building to hear the Application of Land Trust Properties, Inc., for property located at 2585 Second Street Pike (presently Anchor Nursery) for a variance from the Wrightstown Township Zoning Ordinance. Ms. Piette stated that prior variances had been granted by the Wrightstown Zoning Hearing Board, but additional relief was sought for septic systems placed within ten feet of a property line.

Council Rock School District Stipulation Amendment: Mr. Pogonowski announced that he and Solicitor Terry Clemons had recently attended a meeting with Council Rock School District Superintendent Mark Klein to discuss amendment of the Stipulation Agreement regarding the Howes Tract. The proposed Amendment would be discussed at the next meeting of the Board of Supervisors on November 5, with a proposed date of November 19, 2007 for a vote on the document. The District planned to approve the Amendment before the end of 2007.

Open Space Referendum: Ms. Magne encouraged residents to vote favorably on a Referendum relating to the Bucks County Open Space Bond Issue which would appear on the Election Day Ballot on November 6, 2007. She emphasized that Bond monies would be used by municipalities to preserve Open Space throughout Bucks County.

ADMINISTRATOR'S COMMENTS: Pension Chief Administrative Officer: Ms. Bradley stated that the Auditor General of Pennsylvania requested the appointment of a Chief Administrative Officer for each of the Township Pension Plans. *On motion of Ms. Magne, seconded by Mr. Pogonowski and approved by all Members present, Resolution #2007-084 was adopted, appointing the position of Township Administrator as Chief Administrative Officer for the Township Police Pension Plan and the Non-Uniform Pension Plan.*

C.D.E.S. Septic Operation and Maintenance Agreement: On motion of Mr. Pogonowski, seconded by Ms. Magne and approved by all Members present, the C.D.E.S. Septic Operation and Maintenance Agreement was approved for execution.

Chippewa Land Use Options: Ms. Bradley stated that the discussions regarding the Chippewa Farm and properties at 738 Penns Park Road would be publicly discussed at the Board Meeting on November 5, 2007. A presentation would include a sharing of information from recent appraisals and financial considerations.

PUBLIC HEARING: Proposed Zoning Amendment #2006-05:

Agricultural Accessory Uses: A proposed amendment to the Joint Municipal Zoning Ordinance was presented by Ms. Piette, pertaining to agricultural accessory uses such as roadside stands, products, entertainment and setting restrictions and requirements for same.

Mr. John Rasiej of Cedar Lane asked if restrictions to a specific horse farm would be superseded by the Amendment. Mr. Pogonowski stated that the Conditional Use requirements would be upheld over the Amendment. No other facility within Wrightstown Township fit the criteria required by the Amendment.

Mr. Le Sheppard of Durham Road asked if the Amendment addressed signage. Mr. Pogonowski Stated that signage had been addressed by another amendment that was passed two years ago. One sign would be permitted, with size limits linked to the amount of acreage.

On motion of Ms. Magne, seconded by Mr. Pogonowski and approved by all Members present, Ordinance #267, Zoning Amendment #2006-05: Agricultural Accessory Uses, was adopted.

Mr. Pogonowski called for public comment.

Bucks County Commissioner James Cawley spoke urging favorable consideration of the Open Space Bond Referendum which would be on the Election Day Ballot November 6, 2007. He stressed the importance of preserving Open Space throughout the County, noting how the municipalities and the County Commissioners worked together to preserve acreage and protect open space for future generations.

Mr. John Rasiej expressed concerns related to finalized report by the DVRPC recommending improvements to regional roadways, including Swamp Road. He urged that Mill Creek Road should be given major consideration for improvements. Ms. Magne stated that there was much in the report that the Board disagreed with and the Board may not endorse the report.

ROADMASTER/ROAD FOREMAN REPORT: Penn Oak Trail Maintenance Bond: On motion of Ms. Magne, seconded by Chair Pogonowski and approved by all Members present, the 18-month Maintenance Bond

for the Penn Oak Trail Paving project by Bray Brothers, Inc., was approved for release.

UNFINISHED BUSINESS: Pineville Tavern Land Development: Ms. Piette reviewed draft conditions for approval and recommended approval of the plan, subject to the compliance of terms set by the Wrightstown Zoning Hearing Board at a hearing to be held to address a variance related to variances already granted by the Wrightstown Zoning Hearing Board at a previous hearing.

Mr. John Rasiej expressed concern over the parking lot design, and asked if there would be a "take-out window". Mr. Pogonowski stated that no window for take-out would be allowed, and that the business already provided for food "to go". There should be no additional traffic.

On motion of Ms. Magne, seconded by Mr. Pogonowski and approved by all Members present, Resolution #2007-085 was approved, setting the terms and conditions for approval of the Pineville Tavern Final Land Development Plan.

NEW BUSINESS: Letter of Extension: Bentley Minor Subdivision: On motion of Mr. Pogonowski, seconded by Ms. Magne and approved by all Members present, an Extension of Review Time until December 31, 2007 was approved for the Bentley Minor Subdivision.

There being no further business or discussion, on motion of Mr. Pogonowski, seconded by Ms. Magne and approved by all Members present, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Eileen M. Bradley
Township Administrator

Ord. #267
Res. #2007-084
Res. #2007-085