

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF REGULAR MEETING OF NOVEMBER 5, 2007
DRAFT**

The Wrightstown Township Board of Supervisors met on Monday, November 5, 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, Member/Treasurer Robert S. Lloyd, Township Engineer Mario Canales, Township Solicitor Terry W. Clemons, and Township Administrator Eileen M. Bradley.

Minutes of meetings held on October 15 and 22, 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 \$59,704.17 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 \$57,084.49 were approved for payment. On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members present, Transfers of \$105,000.00 were approved.

ANNOUNCEMENTS: Ms. Magne announced an up-coming regulated whitetail deer hunt to be held at Tyler State Park on December 6, 2007.

REPORTS: Mr. Pogonowski accepted the following Reports: the Code Department Report for October, 2007; the Central Bucks Ambulance Reports for August and September, 2007; and the District Justice Report for September 2007.

Environmental Advisory Council Report: Deer Management: Mr. Scott Anderson of the Wrightstown Township Environmental Advisory Council recommended a controlled bow hunt by the Greenbelt Archery Club of Bucks County at the Anchor Run Farm and other Township-owned properties to control the deer population. Mr. Anderson stated that a biologist's study indicates that there is no replacement forest because the deer eat all young shrubs and trees.

Discussion ensued with Greenbelt Archery Club members Michael A. Menditto and Timothy Keegan, setting conditions for their activities.

Mr. Lloyd made a motion, seconded by Ms. Magne to appoint Greenbelt Archery Club of Bucks County to cull deer herds on Township-owned property.

Mr. Le Sheppard of Durham Road asked what the cutoff point would be for harvested numbers, and would people be notified when the hunting would take place. Mr. Keegan stated that numbers were specific to a region: the herds would be counted, and a determination made as to the numbers that would be taken. A schedule would be posted and an area where hunters would be located. Hunting would cease ½ hour before sunrise and after sunset.

Mr. Tim Ireland of Hampton Court asked that the number of arrows used be logged and accounted for, as well as the number of deer hit and recovered.

Mr. Mark Shablin of Swamp Road stated his concern regarding the financial security of hunters and suggested that a general liability insurance policy might not be enough coverage. Mr. Keegan stated that he would submit insurance information and hold harmless agreements to the Township.

Mrs. Janice Shimek of Thompson Mill Road encouraged the Club to expand their activities onto private property.

Mr. Lloyd made a motion, seconded by Ms. Magne to appoint Greenbelt Archery Club of Bucks County to cull deer herds on Township-owned property. All were in favor.

ADMINISTRATOR'S COMMENTS: Chippewa Farm Land Use: Ms. Bradley presented cost options for use of the Chippewa Farm residential buildings and options for renovation or relocation of the Public Works Department.

Mr. Tim Ireland suggested selling The Smith Farm and subdividing the Chippewa Farm residential units, selling them "as is".

Mrs. Shimek stated that the Township needed recreational fields and a community center. Mr. Pogonowski replied that there was 7,500 sq. ft. of space in the basement at the present location that could be converted to a community room in the future.

Mrs. Betty Davis of Wrenwood Way and the Wrightstown Historical Commission suggested selling the houses and outbuildings at

Chippewa Farm with 11 acres of ground, but placing façade easements, deed restrictions and escrow deposits on the buildings to preserve their historic character.

Ms. Suzanne Hewitt of Pine Lane and the Bucks County Open Space Task Force was pleased that the Township would consider conservation and façade easements on any sale of property.

Mr. Clemons suggested retaining the property and contracting with an architect such as Mr. Alan Smith of Newtown to look into the feasibility of an adaptive reuse of the property.

Mr. Mark Shablin said that living on Swamp Road, he is inundated daily by noise and dust from quarry trucks. Adding athletic fields would disturb what little peace he and his neighbors get. Athletic fields also create enforcement issues, expensive repairs, and more staffing requirements.

Mr. Jeff Marshall of Heritage Conservancy and the Historic Barn and Farm Foundation cautioned about allowing enough land to accompany the barn so that might be used appropriately. He noted that there are no protected barns in Bucks County and that the barn on the Chippewa property was an excellent example.

Mrs. Linda Mannherz of Hunters Wood Drive stated that recreational fields would be an excellent use of Township open space.

Mrs. Robin Hoy of Worthington Mill Road and the Bucks County Foodshed Alliance suggested a long-term lease for farming.

Mrs. Jane DelBianco of Cherry said that she felt the farmstead and outbuildings could be preserved, and still allow for athletic fields.

Mr. David Dutko of Worthington Mill Road expressed concern over renovation costs to Chippewa buildings, but felt that some repairs would be needed to maintain current conditions.

Mr. Pogonowski stated that the costs would be considered in the Proposed 2008 Budget, and no decision would be made that evening.

Pension Excess Interest: Ms. Bradley stated that the Pennsylvania Municipal Retirement System awarded excess interest

for the year 2006 of 3.12% on balances as of December 31, 2006 on both pension plans. *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, Resolution #2007-087 was approved, allocating excess interest in the Police pension Plan to the Retired Members' Account in equal percentages. On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, Resolution #2007-088 was approved, allocating excess interest in the Non-Uniform Pension Plan to the Active Members' Account in equal percentages.*

SUPERVISOR'S COMMENTS: Open Space Referendum: The Board encouraged voters to endorse the Open Space Referendum Bond Question on Election Day.

Council Rock School District Earned Income Tax Referendum: Mr. Pogonowski interpreted the Council Rock School District Referendum Question, whereby Council Rock School District would remove the Occupational Assessment Tax and increase the rate of the Earned Income Tax to a maximum of 1.2%.

Pineville Tavern Zoning Hearing: Mr. Pogonowski announced that on Thursday, November 15, 2007 at 7:30 p.m., the Wrightstown Zoning Hearing Board would hear the Application of Dishes, Inc., (Pineville Tavern) for a variance to increase building coverage of the Pineville Tavern to 48%. The Applicant had been granted related relief at a hearing held on June 7, 2007. The Board took no action.

Impact Fees: Mr. Pogonowski stated that he had recently testified before the Local Government Committee of the Pennsylvania Legislature on Impact Fees.

Swamp Road Improvements: Ms. Magne noted that concerned parties had met with representatives of PADOT to discuss ways to better improve plans for Swamp Road Corridor improvements. She encouraged interested parties to contact the Township and get involved.

SOLICITOR'S REPORT: Council Rock School District Amended Stipulation Agreement: Mr. Clemons reviewed the history of the development of the original 1998 Stipulation Agreement between Wrightstown Township and Council Rock School District. Language had been minimally changed from the original document and he noted that the proposed revision clearly states that the Agreement will be held in escrow until such time as ALL of the

following occur: the Veteran's Administration purchases the land for the Dolington Cemetery; the Melsky Tract is conveyed to Toll Brothers; and both of the above happen within five years of the anniversary of the signed stipulation agreement.

Ms. Magne stated that a recent report done by the District indicated that no new schools were projected and may never be needed. Mr. Lloyd stated that changes to the original Agreement were modest and he supported the Veteran's Cemetery.

Mr. Le Shepherd expressed dismay with the Board regarding the revised Agreement. Mr. Pogonowski replied that if a developer would purchase the property, there could be 70+ large homes built on the land.

Mr. David Dutko questioned details of the Agreement related to the size of buildings.

Mrs. Ruth Brown of Stoopville Road read a prepared statement and asked if the District had agreed to the Escrow Agreement as well. Mr. Clemons stated that while the Escrow Agreement had not been executed by the District, meetings with the Superintendent indicated that they would execute both agreements.

Mrs. Peg Clark of Park Avenue applauded the Board's efforts at compromise in this difficult situation.

Mr. Dick Tolton of Park Avenue asked if the Township was prepared to fight any lawsuit brought out of changing the current stipulation. Mr. Clemons stated that any lawsuit would be given appropriate attention.

Mrs. Edythe Shapiro of Durham Road stated that there was room for schools in many other locations throughout the Jointure and asked that the current proposed action be halted.

Ms. Diana Sherman of Estates Court asked if the Township would consider selling Chippewa Farm to the District. Mr. Pogonowski noted that the District was only interested in properties that were accessible to public sewer and water. The Township was interested in maintaining ownership of most of Chippewa Farm.

Mr. Pogonowski tabled action to the next meeting. He then asked for any additional public comment.

Mr. David Dutko stated that the Council Rock School District website contained links related to the proposed Earned Income Tax Referendum Question.

There being no further business or comment to come before the Board, on motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, the meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Eileen M. Bradley
Administrator

Res. #2007-087
Res. #2007-088

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