

WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF REGULAR MEETING OF FEBRUARY 4, 2008
DRAFT - Revised and Posted 02/21/08

The Wrightstown Township Board of Supervisors met on Monday, February 4, 2008 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.

APPROVAL OF MINUTES: On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, Minutes of the Regular Meeting held on January 21, 2008 were approved. On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members present, Minutes of the Work Session of January 28, 2008 were approved.

APPROVAL OF BILLS: On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members present, Bills dated February 4, 2008 in the amount of \$27,636.78 were approved for payment. On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members present, Escrow Bills dated February 4, 2008 in the amount of \$18,331.18 were approved for payment.

ANNOUNCEMENT: Conroy Technical Review Board Hearing: Ms. Magne announced that at 7:30 p.m. on Thursday, February 7, 2008, the Wrightstown Technical Review Board would hear the Application of Joseph V. Conroy for a property located at 650 Durham Road (the former Livingston property). The Applicant is appealing the requirement for installation of a sprinkler system in a commercial building.

Mr. Pogonowski noted that the subject property was the highest hazard building in the Township due to size and use. Installing sprinklers in the building could have a positive effect on Township-wide insurance rates.

It was the Board's consensus to send the Township Fire Marshal along with the Township Solicitor to oppose the Application.

Mr. Pogonowski announced that the Board of Supervisors Meeting of Monday, February 18, 2008 would be cancelled due to the Presidents' Day Holiday.

Mr. Pogonowski called for public comment.

Mrs. Doris Sivel of Second Street Pike inquired about the requirements relating to installation of a traffic signal within historic districts.

Mr. Pogonowski replied that there was no requirement for residential comments when federal funding was not involved. He added that at its Work Session of January 28, the Board had authorized a new traffic count for the intersection at Second Street Pike and Penns Park Road as well as accident statistics for the intersection. These indicated no need for a traffic signal system. These issues would be discussed further during the Public Hearing portion of the Agenda.

REPORTS: Captain Norman Moorhead of the Newtown Police Department reported on Police Activities for the month of January, 2008.

Additional Reports presented included: the Code Department and Road Department Reports for the month of January, 2008.

ADMINISTRATOR'S COMMENTS: Toll/Hibbs/Chapman Corner: Ms. Bradley requested Board signatures for Chapman Corner Final Record Plan Linens and documentation. On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members present, the Board authorized execution of Final Plan Documents.

PUBLIC HEARING: Courtyards at Penns Crossing Conditional Use and Land Development Plan: At 8:00 p.m., Mr. Pogonowski opened the Conditional Use Hearing for Courtyards at Penns Crossing Conditional Use, which had been continued from January 21, 2008. Appearing for the Applicant were Mr. Don Marshall, Esquire and Mr. William Messick. Mr. Ken Hone of Second Street Pike requested and was granted Party status. A stenographic record of the proceedings was taken.

Mr. John Rasiej of Cedar Lane asked that no high density office space be allowed in the development.

Mr. Clemons closed the Official Record and stated that the Board would consider a Final Conditional Use decision on March 3, 2008 at 8:00 p.m.

The Board discussed additional land development issues related to the Courtyards at Penns Crossing, such as parking in reserve and maintenance of the retention basin and hydrant.

Mr. John Rasiej stated that he felt that the scope of the project was too large and should be scaled back.

On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members present, Mr. Clemons was directed to draft a Resolution of Approval to be considered at the Board of Supervisors Meeting scheduled for March 3, 2008.

PUBLIC HEARING: Cellco/Verizon Wireless Co-Location Conditional Use: Mr. Clemons opened the Conditional Use Hearing for the Cellco/Verizon Wireless Co-location at 8:55 p.m., which had been continued from January 21, 2008.

Mr. Pogonowski made a motion, seconded by Ms. Magne to approve the Applicants request for a continuance to March 17, 2008 at 8:00 p.m. The motion passed 2-0, with Mr. Lloyd abstaining due to conflict, as he is an employee of Verizon, a competitor of the Applicant.

NEW BUSINESS: 538 Swamp LLC (Cino) Minor Subdivision

Preliminary/Final Plan: Appearing for the Applicant were Mr. Edward Murphy, Esquire and Mr. John H. Baionno of Gilmore & Associates, Inc., engineers. The Applicant proposed to subdivide 10 acres on Swamp Road into two lots, consisting of one new building lot and one lot containing an existing dwelling.

The Board discussed shared driveways, deed restriction of proposed open space, right-of-way, and fees in lieu.

The Applicant was requesting a partial waiver for stormwater management for the one-year storm. Mr. Canales stated that the one-year storm flows are very small. The Applicant had reduced the flow from present conditions and intended to further mitigate through rain barrels and rain gardens.

Mr. Clemons was directed to prepare a draft resolution for consideration at the Board of Supervisors Meeting scheduled for March 3, 2008.

Mr. John Rasiej said that open space in the rear of the subdivision would be unusable and should be located elsewhere. Mr. Pogonowski said that any open space is good for the Township; particularly in this case, as the proposed open space areas protected old growth trees.

Escrow Release: *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, Heritage/Warner Meadows Escrow Release #14 in the amount of \$3,790.00 was approved, leaving \$100,594.44 remaining.*

ADJOURNMENT: *There being no further business or comment to come before the Board, the Meeting was adjourned at 10:20 p.m. on motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present.*

Respectfully submitted,

Eileen M. Bradley
Township Administrator