

WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF REGULAR MEETING OF MARCH 3, 2008
DRAFT - Posted 03/04/08

The Wrightstown Township Board of Supervisors met on Monday, March 3, 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 Member/Treasurer Robert S. Lloyd, Township Engineer Mario Canales, Township Solicitor Susan Piette and Township Administrator Eileen M. Bradley. Vice Chair Jane B. Magne was absent.

APPROVAL OF MINUTES: On motion of Mr. Lloyd, seconded by Mr. Pogonowski and approved by all Members present, Minutes of the Meetings held on February 4, 11 and 25, 2008 were approved.

APPROVAL OF BILLS: On motion of Mr. Lloyd, seconded by Mr. Pogonowski and approved by all Members present, Bills dated March 3, 2008 in the amount of \$93,071.33 were approved for payment. On motion of Mr. Lloyd, seconded by Mr. Pogonowski and approved by all Members present, Escrow Bills dated March 3, 2008 in the amount of \$34,827.90 were approved for payment. On motion of Mr. Lloyd, seconded by Mr. Pogonowski and approved by all Members present, Transfers dated March 3, 2008 in the amount of \$29,297.86 were approved for payment

ANNOUNCEMENT: Mr. Lloyd announced that the Northampton Township Senior Center, which includes members from Wrightstown Township, had invited Wrightstown Township to appoint a representative to its Board of Directors. Anyone interested in an appointment to that board should contact Wrightstown Township.

Mr. Pogonowski called for public comment.

Mr. Dean Harley of Newtown Township and owner of property on Penns Park Road expressed concern over an adjacent property owner with 19 head of sheep on 3 acres. Mr. Pogonowski suggested further discussion at an upcoming work session.

REPORTS: Lieutenant Glenn Forsythe of the Newtown Police Department reported on Police Activities for the month of February, 2008. Mr. Pogonowski asked if the Police Department could increase visibility in the village of Penns Park.

Scott Anderson of the Environmental Advisory Council stated that the Township had reached 6.2% participation in renewable energy

in the PA Clean Energy Communities Campaign. To promote the campaign and educate residents, the Environmental Advisory Council would sponsor a showing of the documentary "Kilowatt Ours" at the Village Library on April 14, 2008 at 8:00 p.m.

Additional Reports presented included: the Code Department Report for the month of February, 2008; Lingohocken Fire Company Report for January 2008; Engineer's Report for January 2008; Central Bucks Ambulance report for January 2008; and the District Justice Report for January 2008, with fines of \$497.74.

SUPERVISOR'S COMMENTS: Fallon Zoning Hearing: Mr. Pogonowski announced that on Monday, March 10 at 7:30 p.m., the Wrightstown Zoning Hearing Board would hear the Application of Michael J. Fallon for a variance to construct a garage/pole barn within the required minimum side yard setback on a property located at 95 Penn Oak Trail. Interested parties were encouraged to attend.

Applicant Michael Fallon explained to the Board the need for the variance due to steep slopes on the property.

Adjacent property owner Chance Worthington expressed concern that the proposed structure was 16.5 feet from the property line, creating a nuisance.

The Board instructed Ms. Piette to write a letter to the Wrightstown Zoning Hearing Board indicating that the Board took no position on the Application, but had concerns with respect to adjacent neighbor, Mr. Worthington.

PUBLIC HEARING: Courtyards at Penns Crossing Conditional Use and Land Development Plan: At 8:05 p.m., Mr. Pogonowski opened the Conditional Use Hearing for Courtyards at Penns Crossing Conditional Use, which had been continued from February 4, 2008. Appearing for the Applicant were Mr. Don Marshall, Esquire and Mr. William Messick. Mr. Ken Hone of Second Street Pike was also present, having party status. A stenographic record of the proceedings was taken.

The cost of installation of a proposed traffic signal was discussed. It was agreed that the Applicant would contribute to the Township all costs associated with design, purchase, permitting and installation of a traffic light system should PADOT require its installation.

On motion of Mr. Lloyd, seconded by Mr. Pogonowski and approved by all Members present, Conditional Use Decisions were approved for the following uses related to the Courtyards at Penns Crossing: Evidence Storage, Inc.; JADCO d/b/a Sterling Limousine; Wrightstown Plumbing and Heating; and Penns Park Associates.

The Hearing was closed at 8:35 p.m.

The Board then discussed additional land development issues related to the Courtyards at Penns Crossing.

On motion of Mr. Lloyd, seconded by Mr. Pogonowski and approved by all Members present, Resolution #2008-021 was approved, setting the terms and conditions for the Courtyards at Penns Crossing Land Development Plan.

UNFINISHED BUSINESS: 538 Swamp LLC (Cino) Minor Subdivision Preliminary/Final Plan: Appearing for the Applicant was Mr. Edward Murphy, Esquire.

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.

On motion of Mr. Lloyd, seconded by Mr. Pogonowski and approved by all Members present, Resolution #2008-020 was approved, setting the terms and conditions for the 538 Swamp (Cino) Minor Subdivision Preliminary/Final Plan.

Mr. Pogonowski called for public comment.

Eagle Scout Matthew Piette presented a status report on his Eagle Scout project, the planning, financing and installation of a Soldier's Memorial. Mr. Piette was in the process of fundraising for monetary donations as well as in-kind contributions.

NEW BUSINESS: Zoning Amendment 2007-03: Video Signage: *On motion of Mr. Lloyd, seconded by Mr. Pogonowski and approved by all Members present, the proposed amendment was recommended to the Jointure for advertisement for passage.*

Zoning Amendment 2008-01: Table of Uses - QA and QA-A: *On motion of Mr. Lloyd, seconded by Mr. Pogonowski and approved by*

all Members present, the proposed amendment was recommended to the Jointure for advertisement for passage.

Resolution #2008-020 was approved, setting the terms and conditions for the 538 Swamp (Cino) Minor Subdivision Preliminary/Final Plan

ADJOURNMENT: There being no further business or comment to come before the Board, the Meeting was adjourned at 9:25 p.m. on motion of Mr. Lloyd, seconded by Mr. Pogonowski and approved by all Members present.

Respectfully submitted,

Eileen M. Bradley
Township Administrator

Res. #2008-020
Res. #2008-021