

WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF REGULAR MEETING OF APRIL 7, 2008
DRAFT - Posted 04/17/08

The Wrightstown Township Board of Supervisors met on Monday, April 7, 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 S. Magne, Member/Treasurer Robert S. Lloyd, Township Engineer Mario Canales, Township Solicitor Susan Piette 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 Meetings of March 17, 24 and Road Inspection of April 5, 2008 were approved with minor corrections.

APPROVAL OF BILLS: On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members present, Bills in the amount of \$57,072.25 were approved for payment. On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, Interfund Transfers in the amount of \$712,426.97 were approved.

ANNOUNCEMENTS: Ms. Magne announced that the Supervisors, Engineer Mario Canales, Road Foreman Steve Kraiss and Township Administrator had conducted Annual Spring Road Inspection on Saturday, April 5, 2008.

Ms. Magne encouraged residents to attend an Environmental Advisory Council-sponsored film presentation entitled "Kilowatt Ours" at The Village Library on April 17.

Ms. Magne noted that meetings would be held on April 8 and on April 17 in the Meeting Room of the Municipal Building with Newtown Township and Wrightstown Township residents to discuss concerns relating to the proposed PADOT Swamp Road Corridor Improvements.

PUBLIC COMMENTS: Mr. John Rasiej of Cedar Lane inquired about the readiness of end-of-year financial reports for public presentation. Mr. Pogonowski replied that work was progressing and would be presented when complete.

Mr. Rasiej inquired about the timing of Township takeover of two proposed wastewater treatment plants. Mr. Pogonowski noted that

the Township would take over operations of each of the plants at issuance of the last occupancy permit. The developer would still be held responsible for any costs incurred through the permit renewal period of five years.

REPORTS: Captain Norman Moorhead of the Newtown Township Police Department presented the Police Report for the month of March. The Board then congratulated Captain Moorhead on his pending retirement on April 30, 2008. Captain Moorhead had been a patrol officer for the Wrightstown Township Police Department at the start of his career.

Additional Reports submitted included: the Code Department Report for March; the Road Department Report for March; the Engineer's Report for March; the Lingohocken Fire Company Report for March; and the Central Bucks Ambulance Report for February.

Environmental Advisory Council Chair Scott Anderson announced a showing of the film "Kilowatt Ours", scheduled for April 14 at The Village Library. He urged residents to attend and consider switching to renewable energy sources such as PECO Wind Energy to promote green energy and assist the Township in acquiring a solar energy system for the Township.

SUPERVISOR'S COMMENTS: Mr. Pogonowski stated that the recent passage of the Bucks County Open Space Referendum would require the Township to update its Open Space Plan. The Board wished to reinstate the Open Space Committee to accomplish this task, and asked interested parties to submit resumes to the Township office.

PUBLIC HEARING: Cellco/Verizon Wireless Co-Location Conditional Use: Mr. Pogonowski made a motion, seconded by Ms. Magne, to approve Resolution #2008-029, setting the terms and conditions for approval of the Cellco/Verizon Wireless Co-Location Conditional Use. The motion passed 2-0, with Mr. Lloyd abstaining due to his employment with Verizon.

ROADMASTER/ROAD FOREMAN: On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, release of the Maintenance Bond for Asphalt Maintenance Solutions Crack Sealing Contract was approved pending completion of the punch list.

UNFINISHED BUSINESS: Jenta Minor Subdivision Final Plan:
Appearing for the Applicant was Mr. Eric Asadoorian, developer.
The plan proposed four lots on 16.38 acres on Cherry Lane.

Mr. Asadoorian and the Board discussed a fee in lieu of full frontage improvements. The Engineer had estimated those improvements to cost \$58,416.50. The Developer had submitted two lower cost estimates. Parties agreed on a fee in lieu of \$50,000.00.

Mr. John Rasiej questioned a partial waiver of stormwater requirements. Mr. Canales stated that the developer had originally designed a basin that would have little efficiency and would be located in a wooded area. He was requested to investigate keeping the woodlands and "tweaking" the other stormwater BMP's. The design met all requirements but the one-year storm. The one-year storm would meet a 20% reduction as opposed to the required 25%.

Mr. Bill Serwell of Cherry Lane inquired of possible drainage improvements along Cherry Lane. Mr. Canales replied that the developer would provide improvements on the south side of the road.

On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, Resolution #2008-030 was approved, setting the terms and conditions of approval of the Jenta Minor Subdivision.

NEW BUSINESS: Anchor Nursery Major Subdivision Preliminary Plan: Appearing for the Applicant was Mr. Robert Dwyer. The Applicant proposed a subdivision creating 10 building lots with 43% open space to be dedicated to the Township. Each lot would be served by on-lot wells and septic systems, with the exception of Lots #1, 2 and 10. Those lots would have individual sand mounds that would be located on one parcel "B", with maintenance easements put in place. A fire pond and dry hydrant would be installed as well as a street light at the intersection of Bennett Lane and Second Street Pike.

Ms. Bradley noted that a recent PADOT review letter required additional frontage improvements along Second Street Pike. The Applicant agreed to meet with PADOT and the Township Traffic Engineer to minimize the impact of frontage improvements.

Ms. Magne said that the Historic Commission had suggested the street name to be Bennett Lane, with a subdivision name of Black Oak.

Mr. Heath Dumack, owner of 677 Durham Road, asked Mr. Dwyer if the two rear lots could be reconfigured to allow driveways and houses to be flipped in the opposite direction. He also requested a walking easement or trail to be installed between his lot and the Anchor Run Farm. Mr. Dwyer stated that he would investigate the changes, but would not commit to any changes.

On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, Ms. Piette was directed to prepare a draft resolution for the meeting of April 21.

ADJOURNMENT: There being no further business or comment, Mr. Lloyd made a motion, seconded by Ms. Magne, to adjourn the Meeting 9:20 p.m. All were in favor.

Respectfully submitted,

Eileen M. Bradley
Township Administrator

Res. #2008-029
Res. #2008-030