

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF REGULAR MEETING OF AUGUST 4, 2008**

The Wrightstown Township Board of Supervisors met on Monday, August 4, 2008 in the Meeting Room of the Township Municipal Building, 2203 Second Street Pike, Wrightstown, PA. The Regular 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 Solicitor Susan Piette, Township Engineer Mario Canales and Township Administrator Eileen M. Bradley.

*APPROVAL OF MINUTES: On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members present, Minutes of the Meeting of July 21, 2008 were approved with a minor correction. Minutes of the Work Session of July 28, 2008 were accepted as presented.*

*APPROVAL OF BILLS: On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members present, Bills dated August 4, 2008 in the amount of \$58,385.27 were approved for payment. On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members present, Escrow Bills dated August 4, 2008 in the amount of \$25,450.57 were approved for payment. On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members present, Interfund Transfers of \$24,764.75 were approved.*

**ANNOUNCEMENTS:** Mr. Pogonowski announced details of the upcoming Middletown Grange Fair beginning Wednesday, August 13<sup>th</sup> through Sunday, August 17<sup>th</sup> at the Grange Fairgrounds.

There was no public comment at this time.

**REPORTS:** Chief Rick Pasqualini of the Newtown police Department submitted the Police Report for July 2008. He stated that he would continue to address resident and Board concerns, particularly motorcycle noise. He stressed that residents report any suspicious activity to police.

Additional Reports submitted included: the Code Report for July 2008; the Engineer's Report for July 2008; the Road Department Report for July, 2008; and the Central Bucks Ambulance Squad Report for June, 2008.

Mr. Canales reported that Wrightstown Road had been re-opened this day following intersection repairs relating to the Chapman

Corner Development and that Worthington Mill Road would be closed from August 5<sup>th</sup> through August 12<sup>th</sup> for road-widening work.

**ADMINISTRATOR'S COMMENTS: Wrightstown Group LLC Technical Review Board Agreement:** Ms. Bradley noted that the UCC Appeals/ Technical Review Board had determined that the Wrightstown Group LLC would need to compromise with the Fire Marshal for a solution to sprinklers in the building formerly known as Livingston's. The proposal called for the installation of sprinklers and tanks that would provide 15 minutes of flow in the event of a fire. *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, Resolution #2008-041 was approved, approving the Consent and Stipulation resolving Technical Review Board Application of Wrightstown Group LLC.*

**Quarterly Sewer Fees:** *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, Resolution #2008-042 was approved, setting the quarterly sewage fees for users of the Matthews Ridge Wastewater Treatment Plant at \$985.00 per quarter.*

*On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, Resolution #2008-043 was approved, setting the quarterly sewage fees for users of the Chapman Corner Wastewater Treatment Plant at \$560.00 per quarter.*

**UPS Drop Box:** *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, the Board passed Resolution #2008-045, granting approval for the installation of a United Parcel Service Drop Box on the premises.*

**Meeting Dates:** The Board agreed that there would be no Work Session on Monday, August 11, 2008. The Work Session scheduled for Monday, August 25, 2008 would be considered at the next meeting.

**PUBLIC HEARING: Cricket Communications/Garner Co-Location Conditional Use: Cricket Communications/Hipple Co-Location Conditional Use:** The Cricket Communications/ Garner and Hipple Co-Location Conditional Use Hearings were simultaneously convened at 8:05 p.m. Appearing for the Applicant was Crystal Fisher, Esquire. Ms. Fisher indicated that the Applicant would be resubmitting documentation shortly for review, and requested a continuance.

*On motion of Ms. Magne, seconded by Mr. Pogonowski and with Mr. Lloyd abstaining due to his employment with Verizon (a competitor of the Applicant), the Board accepted a blanket Waiver Extension. The Hearing was adjourned at 8:14 p.m. and would be re-advertised for a future meeting.*

**ROADMASTER/ROAD FOREMAN:** *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, the Board approved Resolution #2008-044, the PADOT Winter Road Maintenance Contract for \$7,033.92.*

**UNFINISHED BUSINESS: Szarko 780-786 Penns Park Minor Subdivision Plan (Lot Line Change):** *Appearing for the Applicant was Ms. Maureen Carlton, Esquire and Joseph Szarko. The Applicant proposed to shift a lot line between two recently created parcels.*

*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 next meeting.*

Mr. Pogonowski noted that the Applicant would be required to obtain the signature on all documents of the owner of 780 Penns Park Road. Additionally, as the proposed sand mound was to be relocated, new plans would need to be submitted to the Bucks County Department of Health.

**NEW BUSINESS: Bentley Minor Subdivision Preliminary/Final Plan:** *Appearing for the Applicant was Mr. Charles Marti, Esquire and Mr. D. Geoffrey Brown, engineer. The Applicant proposed to create two lots from ten acres on Worthington Mill Road. Discussion focused on: a shared driveway; right-of-way to be dedicated to PADOT or the Township; relocation of a garage; stormwater management; fees in lieu of certain improvements.*

Mr. David Dutko of Worthington Mill Road stated that the buffer area along Worthington Mill Road was fairly dense and that additional plantings served no purpose, and might create a site distance issue.

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

**Zoning Amendment #2006-02: Accessory Contractor or Trade Use:**

The proposed amendment would regulate a contractor using his/her home as their place of business through conditional use. A typographical error was also noted: changing H-15 to H-18 on page 2 of the document. *On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members present, the proposed amendment was authorized for advertisement for final adoption.*

**Zoning Amendment #2008-04: Wetlands Transition:** The Board asked the Joint Zoning Council to add notes made by Planner Judy Stern Goldstein. *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, the proposed amendment was authorized for advertisement for final adoption.*

**Zoning Amendment #2008-06: Zoning Permit for Disturbing Environmental Resource Areas:** The Board suggested the addition of "fines & replacement to be set forth in each Township Subdivision and Land Development Ordinance".

*There being no further business or comment, Mr. Lloyd made a motion, seconded by Ms. Magne, to adjourn the meeting at 9:25 p.m. All were in favor.*

Respectfully submitted,

Eileen M. Bradley  
Township Administrator

Res. #2008-041  
Res. #2008-042  
Res. #2008-043  
Res. #2008-044  
Res. #2008-045