

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF WORK SESSION OF OCTOBER 13, 2008**

The Wrightstown Township Board of Supervisors Work Session was convened at 5:10 p.m. by Chair Chester S. Pogonowski at the Anchor Run Farm, where the Board reviewed areas of concern regarding the property and its structures with Blair Kusiak, who had prepared an evaluation for consideration. In attendance were Vice Chair Jane B. Magne, Member/Treasurer Robert S. Lloyd, Township Solicitor Terry W. Clemons and Interim Township Manager David Nyman. The Board re-convened at the Township Building at 6:24 p.m., at which time Mr. Pogonowski announced that they had met in Executive Session at 4 p.m. to discuss real estate matters at the Smith Farm.

**BUSINESS:**

- A. Anchor Run Farm evaluation:** Mr. Pogonowski reviewed the Board deliberation at the farm noting that the ranch house porch would be rebuilt and enclosed as a mud room, the kitchen would be renovated and the bay window in the living room would be replaced with three double hung windows. The Public Works Department would work to accomplish this during December. Also, Mr. Nyman was directed to get a proposal to repair the barn ramp using a reinforced concrete wall. For the house, the roof and flashing on the living room end is to be replaced. Public Works should remove the vines, clear and repair the gutters, block the holes in the basement wall and waterproof the backside of the house.
- B. Pell Zoning Violation review requested by Steven Boyle:** Steven Boyle was present to share concerns with the Board regarding the lack of resolution in the case of his neighbors, the Pells, using an accessory structure as a residence. Mr. Boyle cited a 2003 Zoning Hearing Board decision restricting the use of the accessory structure and the subsequent violation by the current owners leading to a new ZHB application. He was requesting that the Board uphold the existing ZHB decision. Mr. Clemons reviewed the ZHB file. Mr. Lloyd asked if the Pells were taking steps to resolve the issue and if the existing septic system showed signs of failure. Mr. Middleman indicated progress by the Pells and Mr. Boyle admitted the septic system showed no signs of failure. **On motion** by Ms. Magne, seconded by Mr. Lloyd, to direct the Township Solicitor to send a letter to the Pell's requesting documentation of their efforts to resolve the issue and a timeline for completion. Mr. Boyle again asked the Board to enforce the existing ZHB decision. Mr. Burke, 118 Creek Road asked about the July 8, 2008 Board of Health letter. With no additional comment, all voted in favor.

- C. **Agenda of 10/20/08:** The Board reviewed the upcoming agenda noting the need to consider two conditional use decisions, a possible proposal for the Smith Farm and the 2009 Budget.

**SUPERVISOR'S COMMENTS:**

- A. Ms. Magne announced the upcoming Pancake Breakfast being held by the Linghocken Fire Company, October 19<sup>th</sup> from 8 a.m. to 1 p.m.

**SOLICITOR'S REPORT: Terry Clemons, Esq.**

- A. **Anchor Run Farm Lease:** Mr. Clemons reviewed a draft of the new Farm Lease noting a length of five years. The Board discussed rental terms. Mr. Clemons will prepare a final draft for review by the Board and the potential renters.

**ADMINISTRATOR'S REPORT:**

- A. **Library Budget considerations:** Mr. Kenneth Hohn, Wrightstown Library Board member, shared a review of the Library's expanded programs and indicated that he would provide a list of expenditure requests for consideration with the entire budget at the Board's next meeting.
- B. **Armed Forces Memorial Dedication status:** Mr. Clemons reviewed a draft program with the Board. Numerous tasks to be completed were reviewed and assigned to various members and staff.
- C. **Past Due Developer's Billing:** Mr. Nyman shared a list of developers with unpaid bills, expressing the need to work towards resolving them. The consensus of the Board was to direct staff to take the steps necessary to bring these accounts up to date.
- D. **2009 Budget Review:** Tabled until the October 20<sup>th</sup> meeting.
- E. **BC Health Department Pandemic Flu Drill:** Mr. Nyman shared information regarding a request by the Bucks County Health Department for volunteers to assist in their annual Pandemic Flu Drill.
- F. **Casadonti ZHB application:** Tabled until the October 20<sup>th</sup> meeting.
- G. **BCATO Fall Dinner October 30, 2009:** The Board directed Mr. Nyman to register for attendance.

**EXECUTIVE ISSUES:** None

**ADJOURNMENT:**

*On motion by Mr. Lloyd, seconded by Ms. Magne, to adjourn the meeting at 8:07 PM. With no additional discussion, all voted in favor.*

Respectfully Submitted,

Date approved: October 20, 2008

David R. Nyman  
Interim Township Manager