

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF MEETING OF MAY 15, 2006**

The Wrightstown Township Board of Supervisors Meeting was called to order at 7:30 p.m. by Chairman Chester S. Pogonowski. In attendance were Vice Chair Jane B. Magne, Treasurer/Member Robert S. Lloyd, Township Administrator Eileen M. Bradley and Township Solicitor Terry W. Clemons.

The Minutes of the Board of Supervisors Meetings of May 1, 6 and 8, 2006, were accepted as presented.

*Ms. Magne made a motion, seconded by Mr. Lloyd, to approve Bills dated May 15, 2006 in the amount of \$124,336.16. All were in favor. Ms. Magne, made a motion, seconded by Mr. Lloyd, to approve Escrow Bills dated May 15, 2006 in the amount of \$12,479.45. All were in favor.*

ANNOUNCEMENTS: Mr. Pogonowski announced that prior to tonight's meeting, the Board of Supervisors had met with PADOT and their engineers to discuss preliminary designs for improvements to the intersection of Route #232 and Swamp Road.

**NEW BUSINESS: Route #232 and Swamp Road Improvements:** Mr. Matthew Marquardt and Mr. Lawrence Mussio of Urban Engineers presented Preliminary Plans for roadway improvements to the intersection of Route #232 and Swamp Road on behalf of PADOT.

Mr. Mussio said that PADOT proposed left turn lanes, through lanes and right turn lanes on Route #232 and left turn lanes and curbing on Swamp Road. There was also a slow traffic lane proposed for northbound Route #232 to allow quarry trucks and slow moving traffic to climb the hill without blocking traffic. Final Plan design would take place in Fall of 2006, with construction being completed by Fall of 2008. Swamp Road and Route #232 would remain open during construction.

Mr. Mark Shablin of Swamp Road asked how the project would affect his property and expressed concerns that traffic speeds would increase. More police enforcement was needed. Mr. Marquardt said that safety for all vehicles would be increased. Mr. Pogonowski added that the project was part of the TIP for many years and was finally ready for design and completion.

Township Traffic Engineer Matthew Johnston of Pennoni and Associates added that curbed lanes would not increase speed. The traffic signal system would operate the same way as the existing system. Mr. Marquardt said that he would look into overhead video detection since loops were often damaged by truck traffic.

Mr. John Rasiej of Cedar Road asked about the width of proposed construction lanes and if the width was safe enough for quarry trucks.

Mr. Marquardt said that the proposed roadway widths would be reduced by one or two feet during construction. Speed would be reduced while under construction and a stone shoulder installed.

Mr. Don Garner, who owned property at the intersection, questioned right-of-way acquisition. Mr. Mussio asked to meet with Mr. Garner to discuss his individual needs.

Mr. Dickson Sorenson of Park Avenue asked if there would be any impact on the Octagonal Schoolhouse property. Mr. Mussio said that the impact would be minimal.

Ms. Robin Hoy of Worthington Mill Road asked if it was possible to lower the speed limit below 30 while the road is under construction. Mr. Johnston said that the issue could be reviewed.

**ANNOUNCEMENTS:** Ms. Magne said that the Regional Traffic and Planning Task Force meeting would be held on May 31, 2006 at the Northampton Township Building to discuss the moving of stone by rail from local quarries. She stressed that Wrightstown residents needed to attend to protect community interests, as stone by rail would destroy quality of life in Wrightstown Township.

Mr. Pogonowski reported that he had responded to a recent letter from Ms. Susan Herman about rail transport of stone that contained many inaccuracies. He also asked residents to attend the meeting.

**REPORTS:** Reports presented included: the Engineer's Report for April 2006; the Lingohocken Fire Company Report for April 2006.

**SOLICITORS COMMENTS: Open Space Millage Freeze:** Mr. Clemons presented a revised draft of an Open Space Millage Tax Freeze Ordinance, which was now possible under Act 4 of 2006. In order for the tax freeze to be instituted, all taxing authorities would have to adopt similar legislation. *Mr. Lloyd made a motion, seconded by Ms. Magne, to authorize Mr. Clemons to advertise the Ordinance for adoption on June 5, 2006. All were in favor.*

**Comcast Franchise Violation:** Mr. Clemons stated that the Comcast Franchise Agreement required six months notice before any change in government access channels was made. Comcast had given the Township less than thirty days' notice. A Settlement agreement had been negotiated with Comcast that would provide faster business internet service at no cost to the Township.

Mr. Lloyd said that he would abstain from voting and discussion on this issue, as he is an employee of Verizon, a competitor of Comcast.

*Ms. Magne made a motion, seconded by Mr. Pogonowski, to authorize Ms. Bradley to sign the Settlement Agreement with Comcast. The motion passed two to zero, with one abstention.*

**ADMINISTRATORS COMMENTS: Gorski Final Plan:** Ms. Bradley said that Final Record Plans were ready for execution by the Board.

**PIRMA:** Ms. Bradley recommended switching the Township's Commercial Package Insurance from the current carrier to the Pennsylvania Intergovernmental Risk Management Association (PIRMA). PIRMA provided \$10,000,000.00 coverage as opposed to \$1,000,000.00 coverage for less money. PIRMA would also pay dividends. The Township would need to pass an ordinance and additional paperwork. *Mr. Lloyd made a motion, seconded by Ms. Magne, to approve contracting with PIRMA at a premium of \$19,063.20. All were in favor.*

**Kolp Septic Maintenance Agreement:** Ms. Bradley asked the Board to execute a Septic Operation and Maintenance Agreement for a replacement septic system for the Kolp property. *Ms. Magne made a motion, seconded by Mr. Lloyd, to approve Resolution #2006-026, the Kolp Operation and Maintenance Agreement. All were in favor.*

Mr. Pogonowski called for public comment.

Ms. Robin Hoy of Worthington Mill Road said since we are saving \$4,000.00 in insurance costs, could the Board authorize subcontracting the creation of the Township newsletter? Mr. Pogonowski said that the Board was considering a proposal.

Mr. Rasiej asked all Township residents to please attend the Regional Traffic Meeting. He also asked the Board to consider renegotiating the amount of the lease purchase due to Hanson's delay in turning over the property.

**UNFINISHED BUSINESS: CVS Land Development Final Plan:** Appearing for the Applicant, CVS, were Mr. John VanLuvanee, Esquire, Mr. Jodi Litus of Tri-State Engineers and Mr. Michael Meister of County Builders, owner/developer.

Mr. VanLuvanee said that two trees along Route #232 were the last remaining issue. The Preliminary Approval Resolution was subject to PADOT approval of the Highway Occupancy Permit. PADOT was insisting on a full deceleration lane along Route #232 for safety reasons, despite agreeing to a taper at a prior meeting.

At the request of PADOT, CVS had agreed to relocate the driveway at an adjacent property, Value Management, to realign the driveway to be directly across from CVS driveway.

Mr. Pogonowski asked about fire storage as addressed in the Fire Marshal's letter of May 10, 2006. Township Engineer Mario Canales said that CVS would need to relocate the tanks. Mr. Meister said that the tanks would be moved to the area of the old foundation.

Ms. Hoy suggested a driveway entrance on Old Anchor Road.

Mr. Sorenson suggested sidewalks along the site. Mr. Pogonowski said that if sidewalks were required, sidewalks would have to be installed throughout the entire Five Points intersection.

Mr. Rasiej asked the Board to reconsider reducing the number of parking spaces and the hours of operation.

The Board tabled further discussion and asked Ms. Bradley to set up a meeting with PADOT and State Representative Scott Petri to discuss the frontage improvements.

**Gorski Revised Resolution:** *Mr. Lloyd made a motion, seconded by Ms. Magne, to approve the Gorski Revised Approval Resolution #2006-027, allowing frontage improvements to be completed prior to occupancy of two lots. All were in favor.*

**Heritage/Warner Meadows Revised Resolution:** *Ms. Magne made a motion, seconded by Mr. Lloyd to approve the Amended Resolution #2006-028, allowing a 2 to 1 slope of the septic system on Lot #8 of the Warner Meadows Subdivision. All were in favor.*

**Fisher/Snyder Minor Subdivision Preliminary/Final Plan:** Appearing for the Applicant was Mr. Frederick Fisher and Ms. Kathleen Snider. Mr. Fisher explained that the proposed conserved area had been expanded to include all wetlands. He asked if the ACT 4 ordinance that the Township was considering would include his property. Mr. Clemons was not sure, and suggested he talk to his attorney.

*Mr. Lloyd made a motion, seconded by Ms. Magne, to approve Resolution #2006-029, approving the Fisher/Snyder Minor Subdivision. All were in favor.*

**Picard Major Subdivision Preliminary/Final Plan:** *Ms. Magne made a motion, seconded by Mr. Lloyd, to approve Resolution #2006-025, approving the Picard Minor Subdivision. All were in favor.*

**NEW BUSINESS: Proposed Joint Municipal Zoning Ordinance Amendment: Removal of Babysitting Use:** The Board reviewed a proposed amendment that would remove babysitting as a use. The Board recommended adoption of the amendment, as babysitting as a use was unenforceable.

**Proposed Joint Municipal Zoning Ordinance Amendment: Creation of Use B-19 Use:** The Board reviewed a proposed amendment, presented by Toll Brothers, to allow a B-19 Transitional Residential Development Use. Toll had proposed the amendment to allow development of the Roberts Tract in Newtown Township, which proposed smaller lot areas with higher impervious surface areas than other uses. The Board expressed concern, as the existing R2 District provided more of a transitional development than what was proposed.

There being no further business or comment, Mr. Lloyd made a motion, seconded by Ms. Magne, to adjourn the meeting at 10:10 p.m. All were in favor.

Respectfully Submitted,

Eileen M. Bradley  
Township Administrator

Res. #2006-026  
Res. #2006-027  
Res. #2006-028  
Res. #2006-029