

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF MEETING OF JUNE 19, 2006**

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

The Minutes of the Board of Supervisors Meetings of June 5 and 12, 2006 were accepted as presented.

Ms. Magne made a motion, seconded by Mr. Lloyd, to approve Bills dated June 19, 2006 in the amount of \$113,355.64. All were in favor. Ms. Magne Made a motion, seconded by Mr. Lloyd, to approve Escrow Bills dated June 19, 2006 in the amount of \$8,539.80. All were in favor.

ANNOUNCEMENTS: Mr. Pogonowski noted that the Board had met with architects Donovan and Associates prior to tonight's meeting to review designs for the Chippewa Office Renovation. Additionally, he stated that the Regular Meeting of July 3, 2006 would be cancelled. The next Regular meeting would be held July 17, 2006.

ADMINISTRATOR'S COMMENTS: Varga Major Subdivision: Ms. Bradley said that documents submitted by Toll Brothers for the Varga Subdivision required execution by the Board. *Mr. Lloyd made a motion, seconded by Ms. Magne, to authorize execution of the Varga Land Development and Financial Security Agreement and Well Protection Agreement. All were in favor.*

Roads Department Personnel: Ms. Bradley recommended that the Board of Supervisors authorized the employment of Mr. Nicholas Althouse as a seasonal full-time Roads Department employee. *Mr. Lloyd made a motion, seconded by Ms. Magne, to hire Mr. Nicholas Althouse at \$10.00 per hour, 40 hours per week with no benefits. All were in favor.*

Garden of Reflection: Mr. Pogonowski noted that Lower Makefield Township was spearheading a 9-11 memorial project known as the Garden of Reflection. The memorial would honor the lives of Bucks County residents lost on September 11, 2001. The Township had authorized a contribution to the memorial construction fund, but the donation had never been made due to concerns of the viability of the project. *Mr. Pogonowski made a motion, seconded by Ms. Magne, to approve a contribution of \$2,500.00 to*

be taken from the Special Reserve Fund for the Garden of Reflection Memorial Construction Fund. All were in favor.

CVS Land Development Plan Resolution #2006-30: Ms. Bradley noted that due to a correction, the final form of approved Resolution #2006-030 had not been executed at the last meeting and required execution by the Board this evening. *Mr. Lloyd made a motion, seconded by Ms. Magne, to re-approve the CVS Final Land Development Plan. All were in favor.*

Chippewa Farm Renovation Project: Due to the cancellation of the July 3 meeting, Ms. Bradley requested authorization to advertise the Chippewa Farm Renovation Project contract for bidding.

There was no public comment at this time.

ROADMASTER/ROAD FOREMAN: Ms. Bradley noted that one of the bills for signature this evening had been for Asphalt Maintenance Solutions for \$23,353.90 for the bituminous seal coating of Brownsburg and Crest Roads. A Maintenance Bond had been received for the project.

NEW BUSINESS: Johnson/Vanni Major Subdivision Final Plan: Appearing for the Applicant were: Mr. Rick Johnson, owner; and Mr. Ken Oleksiak of D.S. Winokur Engineering. The Applicant proposed seven building lots on 23 acres in the Conservation Management (CM) District on Brownsburg Road.

Mr. Oleksiak said that the Applicant would comply with all review letters. The Subdivision name would be Balmoral and the road name of Sarah Drive had been recommended by the Wrightstown Township Historic Commission. Mr. Canales said that the restricted natural resource areas had been monumented and would be owned by individual lot owners. Planning Modules had not been approved, as a replacement system for the existing home on Lot #6 would need to be installed prior to submission.

Ms. Magne made a motion, seconded by Mr. Lloyd, to prepare a resolution for the next meeting. All were in favor.

Jenta Minor Subdivision Preliminary Plan: Appearing for the Applicant were: Mr. Robert Gundlach, Esquire; Mr. Scott Guidos of Van Cleef Engineering; and Mr. Eric Asadoorian, owner. The

Applicant proposed a four-lot subdivision of 16.3 acres on Cherry Lane in the CM District.

The Board expressed concern over the configuration of lots and the Applicant's proposal to keep the existing former retail business as an accessory to the home to be built on Lot #1. Mr. Pogonowski noted that subdivision of lots should create lots that are more conforming, rather than less conforming. Mr. Gundlach presented a colored rendering of a possible façade for the structure. The structure was a 6,000 square foot cinderblock building within the front yard setback.

Mr. Gundlach stated that the Applicant would be performing a water impact study as well as a water quality study, and a Phase I environmental study. Lot #4 would include additional buffer along one property line. The closeout report on a heating fuel tank spill had been submitted to the Township and DEP. DEP had closed the incident report.

Mr. James Peruto of Cherry Lane said that the colored rendering of the proposed house and garage were not to scale. He and his neighbors objected to the building remaining. He said that there would be no privacy for he and the neighbors since the proposed house and existing building were too close to the property lines and the street.

Mrs. Carol Storm of Cherry Lane, which was directly adjacent to the proposed subdivision, requested additional buffering to shield her property from the subdivision. She asked why the applicant couldn't use the existing structure as a house, rather than build an additional structure.

Mr. Pogonowski suggested that the engineers take a further look into straightening lot lines, removing the existing structure and enhancing the buffer area. The Applicant was remanded back to the Wrightstown Planning Commission and would be scheduled for their review once all studies had been received and reviewed.

JMZO Amendment 2006-10: Open Space: Mr. Pogonowski stated that upon closer review, he would like the Jointure to further review the proposed Open Space Amendment for clarification on: the restrictions language; if passive recreation is allowed within open space areas; if negotiated open space, such as that owned by homeowners associations. Mr. Pogonowski asked Mr. Clemons to

instruct Ms. Piette to resend the Amendment as a redline copy to the Jointure for their comments.

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

Respectfully Submitted,

Eileen M. Bradley
Township Administrator