

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF MEETING OF AUGUST 7, 2006**

The Wrightstown Township Board of Supervisors Meeting was called to order at 7:35 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, Esquire.

The Minutes of the Board of Supervisors Meetings of July 17 and 24, 2006 were accepted as presented.

Ms. Magne made a motion, seconded by Mr. Lloyd, to approve Bills dated August 7, 2006 in the amount of \$75,709.06. All were in favor. Ms. Magne made a motion, seconded by Mr. Lloyd, to approve Escrow Bills dated August 7, 2006 in the amount of \$11,107.91. All were in favor. Ms. Magne made a motion, seconded by Mr. Lloyd, to approve Transfers of \$60,000.00. All were in favor.

ANNOUNCEMENTS: Ms. Magne announced that the 58th Annual Middletown Grange Fair would be held Wednesday, August 16 through Sunday, August 20, 2006 at the Middletown Grange.

Mr. Lloyd noted that new voting machines would be displayed at the Grange Fair at the County Booth. There would be someone from the County to demonstrate how they worked. Information was also available on the County's website, www.bucksco.org.

REPORTS: Lieutenant Glenn Forsyth of the Newtown Police Department submitted the Police Report for Wrightstown Township for June and July, 2006. Additional Reports submitted included: the Code Enforcement Report for July 2006; the Roads Department Report for July 2006; the Engineer's Report for July 2006; and the Lingohocken Fire Company Report for July 2006.

SUPERVISORS COMMENTS: Ms. Magne presented Mrs. Carol Kelly Oughton with a plaque in appreciation for her years of service on the Parks and Recreation Board. Mrs. Oughton headed the Board for most of her tenure and was responsible for the success of the annual Harvest Festival held in October of each year.

Ms. Magne reported that Mr. George Rowe, a 45-year veteran of the Lingohocken Fire Company, was selected as a co-recipient of the 2006 William Phillips Memorial Fire Safety Educator Award by the Firemen's Association of the State of Pennsylvania for his outstanding job presenting and promoting fire safety education

to the community. The award would be presented at the Annual Fireman's Convention in Plymouth Meeting on September 29, 2006. The Linghocken Fire Company was also awarded Honorable Mention for its fire prevention program.

ADMINISTRATOR'S COMMENTS: Verizon Franchise Agreement: Ms. Bradley had recently attended a Bucks County Consortium meeting to discuss a possible joint cable franchise with Verizon. There has been progress with the agreement with only a few items to be addressed. An agreement should be reached by August 22, 2006, with Verizon present at this meeting. The agreement must be tailored to each individual township.

Mr. Pogonowski made a motion, seconded by Ms. Magne, to instruct Mr. Clemons to begin preparing a franchise agreement and ordinance for Verizon for adoption at the first meeting of September. The motion carried on a vote of two to zero. Mr. Lloyd abstained from voting to avoid a conflict of interest, as he is an employee of Verizon.

FEMA Public Assistance Program: Ms. Bradley said that in an effort to receive funding from FEMA for repair to the recently collapsed Cherry Lane culvert bridge, FEMA required the Board of Supervisors to designate a specific agent to act on behalf of the Township. *Mr. Lloyd moved, seconded by Ms. Magne, to approve Resolution #2006-037, appointing Eileen M. Bradley as agent on behalf of Wrightstown Township. All were in favor.*

Chippewa Farm Municipal Building Renovation Contract: Ms. Bradley noted that bids for the renovation of Chippewa Farm Municipal Complex were due at the Township Office by 2:00 p.m. Thursday, August 10, 2006.

Community Development Block Grants: Ms. Bradley noted that 2007 Community Development Block Grant (CDBG) applications were due by September 29, 2006. The new grant cycle was competitive, but had no cap on the funding amount requested. All Bucks County pool communities would compete for \$300,000.00.

Anchor Run Farm Septic System Repair: Ms. Bradley noted that the Bucks County Health Department (BCHD) had issued a permit for a repair drip irrigation system for the two residences at Anchor Run Farm. She would direct the consultant to draw up bid specifications.

PUBLIC HEARING: JMZO Amendment #2006-05: Agricultural Sales:

Ms. Magne moved, seconded by Mr. Lloyd, to approve Ordinance #240, adopting amendment #2006-05, which defined certain terms and set standards for sales accessory to agricultural uses.

Mr. John Rasiej of Cedar Road had concerns that farmer's markets should be restricted to what was grown on the land in question. Mr. Pogonowski noted that the "Right to Farm" Act allowed sale of outside products, as long as they were agricultural. Mr. Clemons added that the amendment posed further restrictions on farms less than ten acres, but that all sales were accessory to the farm use.

The ordinance was unanimously passed.

JMZO Amendment #2006-07: Nurseries and Greenhouses: *Mr. Lloyd moved, seconded by Ms. Magne, to adopt Ordinance #241, adopting Amendment #2006-07, which regulated and defined nurseries and greenhouses. All were in favor.*

JMZO Amendment #2006-09: VC1-VR1: *Ms. Magne moved, seconded by Mr. Lloyd, to adopt Ordinance #242, adopting Amendment #2006-09 which removed bonus density in VR-1 Districts; reduced impervious surface ratio; impervious surface ratio would remain at 50% within Wrightstown Township. All were in favor.*

JMZO Amendment # 2006-12: Babysitting Use Deletion: *Mr. Lloyd moved, seconded by Ms. Magne, to adopt Ordinance #243, adopting Amendment #2006-12, which would eliminate the Babysitting Use as unenforceable. All were in favor.*

There was no public comment at this time.

ROADMASTER/ROAD FOREMAN: Crack Sealing Bids: *Ms. Bradley announced that bids would be accepted until 11:00 a.m., Monday, August 14, 2006 for crack sealing of the following roads: Hampton Court, and Buckman, Maher, Fire Creek and Fire Thorn Roads.*

Winter Road Maintenance Contract: *Mr. Lloyd made a motion, seconded by Ms. Magne, to approve the PADOT Winter Road Maintenance Contract in the amount of \$6,440.28 for plowing and de-icing of 9.24 miles of state highways within Wrightstown Township. All were in favor.*

Road Detours: Second Street Pike: Ms. Bradley noted that in conjunction with the construction of the CVS at the site of the Old Anchor Inn, Second Street Pike would be closed from Route #413 to Old Anchor Road from August 23 through August 30, 2006 to install roadway improvements. The posted detour route extended to the Newtown Bypass.

Road Detours: Cherry Lane: Ms. Bradley also noted that Cherry Lane would be closed indefinitely from Washington Avenue to Park Avenue due to the recent collapse of a culvert bridge. She was working with the Township engineer to assess damage and create estimates for the repair or replacement of the culvert.

UNFINISHED BUSINESS: Loeffler Minor Subdivision

Preliminary/Final Plan: Appearing for the Applicant was Mr. George Kiriakidi, owner/developer.

Discussion continued from prior meetings and centered on well yields for four proposed lots. Mr. Kiriakidi said that his consulting engineer had guaranteed that each well would meet the Township Water Ordinance by being able to produce 6 gallons of water per minute.

Mr. Pogonowski wanted to insure that wells would be adequate and operable prior to the sale of any lot. Mr. Clemons suggested that wells be drilled and the yield determined prior to recording of record plans. The developer would also enter into a 60-month well loss protection agreement to protect those existing wells within the cone of influence of the new wells.

Mr. Frederick Egnolf of Lower Makefield said that he had a signed agreement of sale for Lot #1 of the Loeffler Tract and that he had concerns about the ability for the well to produce the appropriate level of water.

Mr. Lloyd made a motion, seconded by Ms. Magne, to approve Resolution #2006-036, approving and setting the terms and conditions of approval for the Loeffler Minor Subdivision. All were in favor. Mr. Clemons would provide execution copies for signature at the next meeting.

Worthington/Plappert Minor Subdivision Preliminary/Final Plan: Appearing for the Applicant was: Mr. Don Marshall, Esquire; Mr. Chance Worthington of Worthington Construction; and Mr. & Mrs. Plappert, owners.

The Applicant proposed to subdivide an 11.07 acre parcel into two lots at 71 Penn Oak Trail in the Conservation Management (CM) District.

Mr. Marshall said that the Applicant would comply with all review letters, with some exceptions. Lots would be restricted from further subdivision, and two drip irrigation septic systems would be installed on the proposed lots.

Mr. Canales said that the Wrightstown Planning Commission had suggested a conservation easement on both lots. Mr. Clemons said he would draw up language for a conservation easement that would preserve woodlands along the riparian buffer.

Mr. Clemons would provide a draft resolution for the next meeting that would include language for road bonding of Penn Oak Trail.

T-Mobile Zoning Hearing Application: On Monday, August 14, 2006 at 7:30 p.m., the Wrightstown Zoning Hearing Board would hear the Application of T-Mobile for a variance to erect a telecommunications tower and associated equipment at the Middletown Grange. Appearing for the Applicant was Mr. William Benner, Esquire; Mr. Bill Evans; and Mr. Hooman Parsia, RF engineer.

Mr. Benner explained that the proposed 127-foot tower would reduce a gap in coverage for T-Mobile. Currently, T-Mobile had sites at Anchor Run Farm, the Garner property on Penns Park Road, and at the Newtown Township Municipal Building. Those transmitters were at maximum capacity. The tower would resemble a flag pole.

Mr. Pogonowski had asked Mr. Clemons to investigate whether or not the addition of a cell tower at the Grange property would constitute a breach of Act 319.

Ms. Magne moved, seconded by Mr. Pogonowski, to send Mr. Clemons to the Zoning Hearing to protect the interests to the Township. The motion passed two to zero, with Mr. Lloyd abstaining due to a conflict of interest relating to his employment with Verizon, a direct competitor with T-Mobile.

Mr. Pogonowski called for public comment.

Mr. John Rasiej of Cedar Lane said that he felt that Township residents should be reimbursed for expenses incurred due to the closure of Second Street Pike for roadway improvements in conjunction with the construction of the CVS at the site of the Old Anchor Inn.

There being no further business or comment, Mr. Lloyd made a motion, seconded by Ms. Magne, to adjourn the meeting at 10:00 p.m. All were in favor.

Respectfully,

Eileen M. Bradley
Township Administrator

Ord. #241
Ord. #242
Ord. #243
Ord. #240
Res. #2006-037
Res. #2006-036