

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING FEBRUARY 1, 2010**

The Wrightstown Township Board of Supervisors met on Monday, February 1, 2010 in the Meeting Room of the Wrightstown Township Municipal Building, 2203 Second Street Pike, Wrightstown, PA. Chair Chester S. Pogonowski called the meeting to order at 7:30 PM. Members present were Vice Chair Jane B. Magne, Member Robert S. Lloyd, Engineer Mario Canales, Solicitor Susan Piette and Township Manager Joseph F. Pantano.

APPROVAL OF MINUTES: On motion of Member Magne, seconded by Member Lloyd minutes of the Reorganization meeting and Regular meeting held on January 4, 2010 were approved by all members present.

APPROVAL OF BILLS: On motion of Member Magne, seconded by Member Lloyd, General Fund Invoices in the amount of \$32,166.59 were approved for payment. All voted in favor.

ANNOUNCEMENTS: Member Magne announced up-coming events at The Village Library: a mid-winter costume party is scheduled for February 7 and the Scrabble Club meets the third Thursday of the month at 7:30 PM. Reservations for both events should be made by calling the Library at 215-598-3322.

Ms. Magne also invited Township residents to consider contributing to the back-lit stained glass window which has been proposed to be installed behind the dais in the meeting room.

Chair Pogonowski gave an update of the 2010 Census Program. He had attended a conference recently which detailed the Program and encouraged residents to respond to questionnaires which will be mailed to residents in the Township and are required to be returned by April 1, 2010.

Chair Pogonowski announced that an Executive Session of the Board of Supervisors had been held on January 25, 2010 to consider pending litigation.

PUBLIC COMMENT: Cedar Lane resident John Rasiej asked for an update on the PaDOT detour on a portion of Swamp Road which is closed for bridge repair.

REPORTS: Lt. Glenn Forsyth distributed copies of the January, 2009 Police Department Summary Report showing 241 Calls for Service during the month. He included a 2009 Yearly Summary Report totaling 25,000 total Calls for Service. He dialogued with Board members about a new "stealth stat placement" device which collects data in certain areas after which speed details are established and drivers cited if the reports indicate violations of the Traffic Codes.

Chair Pogonowski noted citations were reduced during the 2009 year from 2008 totals. Lt. Forsyth stated this was probably due to increased surveillance on Township roads. He also noted that five officers would attend "weight-master school" in April, 2010 which would enhance knowledge as they set up speed checks on Township roads.

Rushland resident John Halderman inquired about the “stealth stat placement” equipment. Lt. Forsyth stated details of the equipment report information from point A to point B so speed violations could be determined, thus indicating increased surveillance needed by officers.

PUBLIC HEARING: Monk/Guest Conditional Use Hearing: Chair Pogonowski opened the Conditional Use Hearing, noting all comments would be recorded by a court reporter.

Solicitor Piette inquired of any resident who requested party status. John Fowler, 1146 Wrightstown Road stated his personal request as he is an adjoining property owner. A record of all information will be submitted to Solicitor Piette for the record. Ms. Piette was requested to prepare a listing of Conditional Use requirements to be considered by the Board of Supervisors at their next meeting.

Chair Pogonowski closed the Hearing.

WARNER MEADOWS DEVELOPMENT:

Warner Meadows Dedication Resolution #2010-05 was reviewed by Ms. Piette and presented to the Board. She also reviewed the Maintenance Escrow Agreement indicating contributions to Wrightstown Township in lieu of sidewalk installation in the amount of \$37,500 and \$20,000. into an escrow account of legal, engineering and other consultant charges, including Township administrative assessments.

Chair Pogonowski inquired about the winter work road maintenance agreement: Warner Meadows attorney promised responsibility until February 13, 2010, after which the Township would assume responsibility.

On motion of Chair Pogonowski, seconded by Member Lloyd and approved by all Members present, Letter of Credit Release #16 in the amount of \$57,500. was approved.

On motion of Chair Pogonowski, seconded by Member Magne and approved by all Members present, LOC Release #17 in the amount of \$19,904.44 was approved leaving no fund balance.

On motion of Member Lloyd, seconded by Member Magne and approved by all Members present, agreements prepared by Clemons, Richter, Walsh & Reiss will be signed by the Board, appropriately.

Serwell Ground Lease

Solicitor Piette reviewed the conditions in the Serwell Ground Lease Approval documents for the farming seasons of 2010 and 2011. On motion of Member Magne, seconded by Member Lloyd and approved by all members present, the documents will be signed.

UNFINISHED BUSINESS; Dr. Paul Caracappa introduced David C. Ervin, President of Clifton Homes and Robert Scorpio, Project Manager of JLM Design Group, LLC who plans to work with him in the renovations should he be awarded permission to rehabilitate the original farm house at Chippewa Farms. Dr. Caracappa dialogued with the Board about his plans for new office space including examination rooms, a radiation

center, offices for up to five doctor-specialists and including his personal practice. He plans to conduct office hours until 7 PM daily with 15 employees until 5 P M. No Saturday or Sunday hours are proposed. He will seek relief from parking regulations as he addresses complete renovations and demolition of the smoke house adjacent to the farm house. He expressed a desire to have the Board consider a complimentary use of the barn and other buildings on the property should there be a subdivision. Planner/Consultant for the Board, Judith Stern Goldstein, answered questions about additional parking and additional traffic as part of the development of a medical office complex proposed by Dr. Caracappa.

Chair Pogonowski stated a new zoning district would be required if and when a final determination is made for uses which have been proposed to the Township by interested persons.

Worthington Mill Road resident Robin Hoy asked about the view should the proposed plans be approved and about the inclusion of the historic smoke house and garage. Dr. Caracappa stated that at the present time he sees no need for incorporating the materials into his planned renovations.

Cedar Lane resident John Rasiej asked about other applicants who responded with RFP's. Chair Pogonowski replied that the Board has not made a determination at this time regarding the sale of the property in parcels or in entirety. Details will be developed by March 1, hopefully, with bid proposals being requested for submission.

Mr. Tim Fields illustrated his plans for either a long-term rental agreement or a purchase of the entire property into a farm/retail market/orchard design. He noted plans included a "pick-your-own" orchard area. His proposal would include plans to rehabilitate the barn and other outbuildings. The plans do not include a grocery store concept, rehabilitating the farm house for his personal family, using the tenant house as a rental unit to an employee or for storage. He would remove present siding and expose the stone work. Parking areas were marked on his plans. He indicated no plans for livestock except goats and/or chickens, etc.

Member Lloyd noted that he is not in favor of selling significant acreage at this time but would prefer a long term lease.

Member Magne inquired of the time frame Mr. Fields proposed for the rehabilitation of the buildings: 2-3 years and perhaps 5 was the reply.

Chair Pogonowski asked about the percentage of items which would be sold in the market: the first year 50% would be home-grown, including vegetable, pumpkins and various berries after which annual yields might change. Other items sold would be from area local growers.

Parking places planned would allow for 30-40 vehicles during busy times and include bus parking in overflow areas. School children would be bussed for learning experiences on

designed pathways. Perhaps a turning lane on Second Street Pike would be necessary, with one exit and one entrance, separately.

Worthington Mill Road resident Robin Hoy inquired if Mr. Fields had a business plan established.

Planner/Consultant Judith Stern Goldstein reported on a draft amendment entitled MSAOD (Municipal Services Agriculture Overlay District) and read through the draft. It will be distributed to the Planning Commission for review and to the Township Planning Commissions in Upper Makefield and Newtown Township as well as to the Newtown Area Joint Zoning Council and the Bucks County Planning Commission for review and comments. A motion authorizing the distribution was made by Member Lloyd, seconded by Member Magne. All voted in favor.

A brief discussion focused on several items relating to the rental/sale and potential use of the property. Stormwater management for the property must be addressed as plans develop. Engineer Canales was requested to develop a cost proposal for the possible installation of a detention basin for a 10-acre farmstead and a preliminary cost proposal for a sewage package plant.

ADJOURNMENT: There being no further business to come before the Board, the meeting was adjourned by motion of Member Lloyd, seconded by Member Magne. All voted in favor.

Respectfully submitted,

Joseph F. Pantano
Secretary