

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION  
MEETING OF JANUARY 14, 2010**

The Wrightstown Township Planning Commission met on January 14, 2010 at the Wrightstown Township Building, 2203 Second Street Pike, Wrightstown. In attendance and voting were: Frank Davis, Chairman, John Halderman, Vice Chairman, John Fowler, Ann Mark, and Lary Whalen, members Also in attendance were Kevin Kochanski, Township Planner, Mario Canales, Township Engineer and Jane Magne, Township Supervisor.

**Reorganization:** *Mr. Whalen moved to nominate Mr. Davis to serve as chairman. Mr. Halderman seconded and the motion passed 5-0.*

*Mr. Whalen moved to nominate Mr. Halderman to serve as vice chairman. Dr. Mark seconded and the motion passed 5-0.*

**Approval of Minutes:** *Mr. Halderman moved to accept the minutes of November 12, 2009. Dr. Mark seconded and the motion passed 4-0-1, with Mr. Fowler abstaining.*

**Trivellini Minor Subdivision:** Robert D. Sharp, developer, William R. McNaney, Engineer and Jeanne Trivellini were in attendance to review a sketch plan which subdivides a 19.83 acre parcel on Pine Lane into three lots, each for a B-1 single family dwelling use. A lot line change is proposed for lot #2, and lots #1 and #2 will have a shared driveway. On lot water and sewer are proposed for each lot. Approximately 10.74 acres of the site are protected by a conservation easement.

Mr. Sharp said that when the site was originally protected by conservation easement, the plan had been to retain the three lots for members of the Trivellini family. Ms. Jeanne Trivellini plans to purchase and develop the two lots belonging to her family members and live on the third lot. The protected acreage is to be included as part of lot #2.

The Commission reviewed the Pickering Corts and Summerson letter dated December 23, 2009. Mr. Canales explained that the plan shows a driveway accessing Pine Lane from lot #3. The installation of this driveway would disturb wetlands, requiring a variance. A special exception is needed for crossing floodplain soils on lots #1 and 2 for the proposed driveway.

Mr. Sharp said that the applicant has spoken to the property owner adjoining lot #3 about an easement for use of the existing driveway. That property owner is agreeable to this arrangement.

Mr. Canales said that the applicant must show that the property can be developed with a driveway, but if the easement is granted, the variance would not be necessary.

The Commission reviewed the requests for waivers from SALDO Sections 518.3, 518.6 and 525.C.2.(d), all required because of the shape of the property. The applicant is bound by the already existing conservation easement which established the lot lines. Lot #3 is not accessible to Pine Lane, so a flag is proposed. The Commission was supportive of the waiver requests.

Mr. Fowler asked about on site sewers.

Mr. McNaney said that sand mounds are planned. Perk tests have already been done.

Mr. Whalen asked about stormwater management. He asked about farming on the property.

Mr. McNaney said that the land has some natural grading and rain gardens are proposed if they prove necessary.

Ms. Trivellini said that the area of conservation easement is currently a sod farm. The wetland areas denoted on lot #3 had been farmed until a few years ago.

Mr. Davis said that he has some concerns about creating a shared driveway easement for lot #3. Sometimes the original property owners are able to agree on responsibility for maintenance of the driveway, but as the properties change hands, difficulties arise. He urged the applicant to develop a clear agreement for the easement.

Mr. Canales said that the plans show a very large footprint for the house on lot 3. The way it is oriented on the lot might leave little room for accessory structures. Perhaps a different type of house or a different placement would allow a larger envelope for future additions such as a pool or patio or tennis courts.

Mr. Sharp said that orientation had been chosen because it would give the residents the most beautiful view.

Regarding comments in the General section of the Pickering Corts and Summerson letter, Mr. McNaney explained that the applicant wants to alter the wetland transition area to still provide a 100 foot total buffer, but with 75 feet on one side.

Mr. Sharp said that utilities will be underground and the proposed houses will have sprinklers.

Mr. Fowler questioned the size of lot #2.

Mr. Canales said that lot #2 would contain the 10.74 acres of protected land and about 2.5 acres of conservation management land. The site calculations would be based on the 2.5 acres.

Mr. Fowler said that the Township is appreciative of the over 48 acres of land preserved by the Trivellini family.

The Commission agreed that the applicant should bring the sketch plan to the Board of Supervisors for further input before fully engineered plans are prepared.

**Monk/Guest Conditional Use:** As no applicant was in attendance this application was tabled.

**Other Business:** The Commission briefly discussed future zoning ordinances to address concerns with wind turbines and solar panels. Mr. Whalen asked Mr. Kochanski to provide copies of model ordinances being circulated by the DEP.

Mr. Davis said that he expected the Jointure to discuss zoning for alternative energy solutions during the coming year. He said he had visited a wind turbine vendor in Upper Dublin recently and had some doubt that our section of Bucks County has the right elevations and wind for the turbines to be effective.

Mr. Davis informed the members that a silo cell tower has been installed in Hopewell New Jersey similar to what is proposed for the Grange.

*Mr. Whalen moved to adjourn at 9:30 PM. Mr. Fowler seconded and the motion passed 5-0.*

**Respectfully Submitted:**

**Mary Donaldson  
Recording Secretary**