

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF May 10, 2010**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM by Chair Chester S. Pogonowski at the Wrightstown Township Municipal Building, 2203 Second Street Pike, Wrightstown, PA. In attendance were Vice Chair Jane Magne; Member Robert S. Lloyd, Township Solicitor Terry W. Clemons and Township Manager Joseph Pantano.

BUSINESS:

- A. Knox Box Key.** There was discussion of providing the Wrightstown Township Fire Marshal with a Knox box key. The Knox box key gives the fire department access to keys to a business should there be a fire in the building. The possible situations where the Fire Marshal could use the key were discussed. Chair Pogonowski stated that since the Fire Marshal is also the code inspector it might be better for the position not to have direct access to the businesses. The Board agreed that the Fire Marshal should not have a Knox box key.
- B. Wycombe Inn.** The Wycombe Inn has changed hands and Joint Municipal Zoning Ordinance §1205 requires that the new owner get approval from the Township for a continuing non-conforming use. There was discussion as to what uses were originally in the buildings, what uses were there most recently and what the proposed use is. There was discussion about the wastewater flows and what was permitted. The staff will further research the files to obtain additional information and report back to the Board.
- C. Agenda.** The agenda for May 17th 2010 was reviewed and discussed.

SOLICITOR'S REPORT:

- A. T-Mobile PECO Tower Site.** T-Mobile requested that the Board consider amending their Conditional Use decision to allow for a change in the access to the cell tower site. The entrance for accessing the tower would be moved from the presently proposed location on Mill Creek Road to an entrance on the neighboring Sunrise Concrete property. T-Mobile will need to get an easement across the property. The Board agreed with the proposal and directed the Solicitor to draft a conditional use amendment for consideration at the next Board of Supervisors meeting.
- B. T-Mobile Grange Site.** The Solicitor presented the cell tower removal bond paperwork to the Board. All documents

were in place for the Board to consider approval of the removal bond agreement. Member Lloyd made a motion to approve the removal bond agreement, seconded by Vice Chair Magne and approved unanimously.

- C. **MSA Ordinance.** The Board reviewed the zoning map changes and a sketch showing how a 3 lot subdivision would be laid out. A sketch showing the setback compared to the roadway ultimate right of way was also presented by the Engineer. The existing setbacks in the proposed ordinance will be too limiting to potential development. The setbacks for building and parking will be changed to 5 feet. Additional changes that the Solicitor and Chair Pogonowski made were reviewed. The access road and its location in relation to the zoning districts was discussed. Solicitor Clemens will make the discussed changes and present it to the Board for approval for distribution to the Jointure Townships and Planning Commissions.
- D. **Reshetar.** The Reshetar settlement will be discussed in executive session following tonight's meeting.

MANAGER'S REPORT.

- A. **Eagle Scout Project Update.** The project will be to construct a foot bridge over Anchor Run to connect the former Hipple tract with the former Wicen tract, Township-owned open space parcels known as Anchor Run Farm. Scout Michael Clark will prepare plans to submit to the Township for approval. This foot bridge was included in the Master Site Plan prepared for Anchor Run Farm. Manager Pantano also reported he discussed a separate Eagle Scout project with Scout Colin McIntosh. Colin was given options to consider for his project.
- B. **Dump Truck Lease.** Manager Pantano presented quotes for the lease purchase of a dump truck for the Public Works department. The low quote was from Government Leasing at an interest rate of 4.19%. Manager Pantano will get the paperwork from the lease company for the Solicitor's review.
- C. **The Gathering Shopping Center.** Manager Pantano reported that he has compiled information in response to the DEP letter the Township received. The Solicitor has reviewed the information and transmittal letter which will be sent to the DEP.

EXECUTIVE ISSUES.

- A. **Reshetar.** There will be an executive session following the meeting to discuss the Reshetar-Park Hill subdivision settlement.

ADJOURNMENT. On motion by Member Lloyd, seconded by Vice Chair Magne, all voted to adjourn.