

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF November 08, 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 B. Magne, Treasurer Robert S. Lloyd, Township Solicitor Terry Clemons and Township Manager Joseph F. Pantano.

BUSINESS

Anchor Nursery Land Development Presentation. Cliff Greer from Realty Landscape Corporation and Scott Mill from Van Cleef Engineering presented the Subdivision/Land Development Plan for Anchor Nursery. He provided a brief history of the project and the status to date. Previous approvals and permits received were discussed. A draft plan approval resolution was prepared in 2008 but had never been acted upon. While there is little change in the overall scope, the project is now proposed to be completed in two phases. Solicitor Clemons dialoged with Mr. Greer concerning ownership of the property and the relationship between the parties involved as well as the phasing the project. Chair Pogonowski discussed examples of other projects in the Township that were phased and the procedures that were followed. Solicitor Clemons reviewed the details of the draft plan approval resolution that had been prepared in 2008. If phasing of the project is allowed, the details outlined in the draft plan approval resolution and their relation to both phases of the project must be clearly documented. The applicant will review the draft plan approval resolution and provide input to the Solicitor on any changes. The applicant will provide updated information relating to previous permits and approvals received from other agencies and will work with the engineers to revise the plans to reflect the Engineer's comments. The applicant will attend another work session when the appropriate information is received.

Chippewa Farm Wastewater Analyses. Tom Kelso from Castle Valley Consultants presented an analyses of wastewater alternatives. He addressed various ways of providing wastewater disposal to the planned parcels at Chippewa Farm as well as to the Township Municipal Building. One approach would be to utilize a community system servicing the three potential lots plus another system for the Township Building. A second approach would be to install a community system that would include all of the lots and the Township

Municipal Building. Mr. Kelso reviewed uses, flow projections, site conditions and soils in the area. Various options for treatment and their suitability were discussed. The cost for systems ranged from \$20,000 per individual system to \$255,000 for a community system with a variety of costs in between. The type of system that would work best will depend on the soil conditions at the site. The various types of systems were reviewed in some detail and the pros and cons of the alternatives were discussed. Permitting of the different systems was also addressed. Some alternatives would require permits from the Bucks County Board of Health while others would require permits from DEP. Permitting from the Board of Health would take much less time than permitting through DEP. The next step in the analysis will be to evaluate the soil conditions at the site. The results may narrow down the options based on the system suitability compared to the soils. Chair Pogonowski requested that the issue be placed on the November 15 agenda for further discussion and that Mr. Kelso attend to make a brief presentation.

Agenda of November 15, 2010. The agenda was reviewed. Analysis of wastewater disposal for Chippewa Farm was added and Department Reports were moved to item #3.

SOLICITOR'S REPORT

There was no Solicitor's report.

MANAGER'S REPORT

Public Works Building Expansion. Manager Pantano reported on the quote received from George Donovan & Associates for the building expansion at the Public Works site. The basic design fee would be \$13,800. Bidding administration would be \$3,700 and construction administration would be \$14,700. Vice Chair Magne commented that the quote seemed too high. Manager Pantano was directed to get an additional quote from another firm.

Solar Energy Credits. Manager Pantano reported on the status of the Solar Energy Credit Program. He contacted Moore Energy and provided them with the changes in the agreement suggested by the Solicitor. Moore Energy agreed to the changes outlined. The Solicitor's office will make the appropriate revisions and the item will be placed on the next Board agenda for consideration.

Electric Supply Discussion. Manager Pantano reported on the status of the rate comparison between PECO's anticipated rates and the rates available through the Municipal Utilities Alliance. At this point Constellation NewEnergy, the company providing the service for the MUA, cannot meet PECO's rates. He suggested the Township remain with PECO at this time and then reevaluate the rates next year. The Board agreed with this approach. The Manager was asked to make a comment about the rate proposals during his budget presentation at the next meeting.

VILLAGE LIBRARY

Library Repairs. Ken Hone and Brad Kardux addressed the Board on potential capital projects and major repairs needed at the Village Library. Improvements included replacement of the community room roof, masonry work around the chimneys and regrading around the building to redirect rain water. Longer term items included lighting in the community room, solar panels, siding and insulation, parking lot repairs and replacement of the Library roof. Chair Pogonowski thanked Ken and Brad for their input.

EXECUTIVE ISSUES

Chair Pogonowski announced that there would be an executive session following the meeting to discuss personnel matters.

ADJOURNMENT

On motion by Treasurer Lloyd, seconded by Vice Chair Magne, all voted to adjourn. Meeting adjourned at 7:30 PM.

Respectfully submitted,

Joseph F. Pantano
Township Manager