

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF MEETING OF JANUARY 16, 2006**

The Wrightstown Township Board of Supervisors Meeting was called to order at 8:00 p.m. by Chairman Chester S. Pogonowski. In attendance were Vice Chair Jane B. Magne, Treasurer/Member Robert S. Lloyd, Township Administrator Eileen M. Bradley and Township Solicitor Susan Piette.

The Minutes of the Board of Supervisors Meetings of December 19, 2005, January 3 and January 9, 2006 were accepted as presented.

Ms. Magne made a motion, seconded by Mr. Lloyd, to approve Bills dated January 16, 2006 in the amount of \$163,867.49. All were in favor. Ms. Magne made a motion, seconded by Mr. Lloyd, to approve Escrow Bills dated January 16, 2006 in the amount of \$7,153.00. All were in favor. Mr. Lloyd made a motion, seconded by Ms. Magne, to approve Transfers dated January 17, 2006 in the amount of \$20,000.00. All were in favor.

ANNOUNCEMENTS: Ms. Magne announced that Bucks County and the League of Women Voters would hold a Voting System Training on Tuesday, January 17, 2006 at the Pennridge Central Middle School and Wednesday, January 18, 2006 at the Neshaminy Middle School. Details are available at the Township Office.

REPORTS: The Police Report for December 2005 was submitted by Lieutenant Glenn Forsythe. Additional Reports submitted included: the Code Enforcement Report for December 2005; the Road Department Report for December 2005; the Lingohocken Fire Company Report for December 2005; the District Justice Report for December 2005, with fines in the amount of \$837.08.

Environmental Advisory Council: Mrs. Robin Hoy of Worthington Mill Road submitted an Environmental Advisory Council update. Mrs. Hoy noted that the CSA Project at Anchor Run Farm was a continuing success and would increase in subscribers next season. She asked the Board to consider allowing the CSA to take over the lease of the Farmhouse to allow the farmers to provide housing for intern farmers. The farmers, Jon Thorne and Tali Adini, would take over the rent of the Farmhouse at the current level and ask for a three-year rent freeze. Additionally, they would ask that the Township cover the cost of heat for two seasons for the months of December through March when there would be no tenants living in the house.

By forming a non-profit Farm Shed Alliance, Mrs. Hoy hoped to use the Farmhouse for future educational purposes that promote agriculture and sustainable living.

Mrs. Hoy said that she was optimistic that grants would provide money for renovations to install a commercial kitchen, new restrooms and make the facility ADA compliant. Fundraising would help provide matching funds. Ms. Magne felt that grants for repairs would relieve the Township of maintenance expenses. The Board was eager to continue discussion of possibilities for the use of the property.

Ms. Magne made a motion, seconded by Mr. Lloyd, to draft a proposed agreement for lease of the Farmhouse to Jon Thorne and Tali Adini with the Township taking responsibility for the heat for 3 months a year until 2008. All were in favor.

SUPERVISORS COMMENTS: Mr. Pogonowski noted that he had attended a press conference announcing the creation of a National Cemetery near Washington's Crossing in the village of Dolington.

ADMINISTRATOR'S COMMENTS: Ms. Bradley said that the annual maintenance contract for the office copier had expired and that the company would no longer maintain or carry parts for the current seven-year-old copier. She recommended the purchase of a new Ricoh copier under state contract for \$6,751.00. *Mr. Lloyd made a motion, seconded by Ms. Magne, to authorize the purchase of the new copier. All were in favor.*

Mr. Pogonowski called for public comment.

Mr. John Fowler of Wrightstown Road asked the Board to push Toll Brothers to install a traffic light at the Varga Track before the first house is built. There will be 67 new homes developed along Wrightstown Road and Route #413 and a traffic light would save lives at this dangerous intersection. Mr. Pogonowski noted that the Township had discussed this issue with Toll Brothers on several occasions. Toll had not agreed, but had not rejected the proposal. Discussions were ongoing.

Mr. John Rasiej of Cedar Lane thanked the Board of Supervisors for their diligence in investigating Hanson Aggregates' application to DEP for the proposed installation of new crushers and conveyors at the Penns Park Plant.

UNFINISHED BUSINESS: CVS Land Development: Appearing for the Applicant were: Mr. John Van Luvanee, Esquire; Mr. Meister of County Builders, owner/developer; and Mr. Jodi Litus of Tri-State Engineers.

The Applicant had met at the proposed site with representatives of the Township and PADOT to discuss outstanding traffic issues. Topic of discussion started with landscaping. PADOT and the Applicant had agreed to several roadway improvements at the site. Trees along Route 232 would be preserved.

Mrs. Hoy questioned the proposed hours of operation. She would prefer see the hours changed from 8:00 a.m. to 10:00 p.m. to 9:00 a.m. to 9:00 p.m. to avoid additional congestion on Routes 413 and 232.

Mr. Fowler asked if a Phase I study had been done, as requested by the Wrightstown Planning Commission. Mr. Meister said that the study had been completed and would be submitted to the Township.

Mr. Rasiej also expressed concern over the hours of operation and asked for a new traffic impact study that incorporated the morning hours. Mr. Lloyd asked what might result from further traffic studies. Mr. Pogonowski said that additional studies would not stop CVS from building. PADOT in turn could make Routes 413 and 232 into four-lane highways.

Mr. Pogonowski instructed the Township Administrator to set up a work session meeting with the Township Traffic Engineer and the Applicant's Traffic Engineers to discuss outstanding issues related to the Traffic Impact Study. Ms. Piette was instructed to draft a resolution for approval at the next regular meeting.

538 Swamp Road L.C. Sketch Plan: Appearing for the Applicant were: Mr. Edward Murphy, Esquire; Mr. John Baiano of Gilmore and Associates; and Mr. Ron De Maio, owner/developer. The Applicant proposed to create three building lots on a 10 acre parcel containing an existing single-family residence in the CM (Conservation Management) Zoning District.

The Board reviewed two sketches, one with one existing access point onto Swamp Road and one with three access points onto Swamp Road. The Board preferred no new access points.

The Applicant proposed to deed restrict 3.5 acres as open space and deed restrict all lots from further subdivision. The length of the proposed flag would be reduced. The existing house would be renovated.

Joint Municipal Zoning Ordinance Amendment: 2006-03: Zoning Map Change: The proposed Amendment would change a specific 41 acre parcel in Newtown Township from PS2 (Professional Service-2) to R2 (Residential-High Density) to allow age-restricted housing to be built.

Ms. Magne had reservations on the density of 3.6 houses per acre. She felt that the development would not remain age-restricted in the future. There was sufficient R2 Zoning area and it would be wise to look at lower density.

Mr. Pogonowski directed Ms. Piette to draft a letter to the Newtown Township Board of Supervisors asking it to consider allowing age-restricted housing in the R1 (Residential-Medium Density) District and considering changing the subject parcel to R1. They should possibly consider some type of transitional zoning. The Board would like assurances from the developer that age-restricted housing is not a "bait and switch" to allow for higher density development. The Wrightstown Township Board of Supervisors, however, would not oppose the legislation change, as the subject parcel was wholly within Newtown Township.

ESCROW RELEASES: Mr. Lloyd made a motion, seconded by Ms. Magne with all in favor, to authorize the following Escrow Releases: Reshetar Release #5 in the amount of \$49,900.00, leaving \$189,430.75 remaining; Heritage/Warner Meadows Release #5 in the amount of \$158,007.50, leaving \$366,467.44 remaining.

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

Respectfully Submitted,

Eileen M. Bradley
Township Administrator