

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF MEETING OF MONDAY, JANUARY 19, 2004**

The Regular Meeting of the Board of Supervisors of Wrightstown Township was called to order at 8:00 p.m. by Chair Chester S. Pogonowski. Present were Vice Chair Jane B. Magne and Member/Treasurer Allen G. Masenheimer. Also in attendance were Township Solicitor Susan Piette, Esquire of Terry W. Clemons and Associates and Township Administrator Eileen M. Bradley.

The Minutes of the Reorganization Meeting and Regular Board of Supervisors Meeting of January 5, 2004 and the meeting of January 12, 2004 were accepted as presented.

Bills dated January 19, 2004, in the amount of \$141,138.42, were approved for payment on a motion by Mr. Masenheimer and seconded by Mr. Pogonowski.

Mr. Masenheimer announced that the Wrightstown Zoning Hearing Board will hear the application of Heath Dumack on Thursday, January 29, 2004 at 8:00 p.m. at the Community Room in the Library for a Use Variance to allow an engineering office at 677 Durham Road, TMP #53-015-006. The Applicant was also requesting a variance from the required nine parking spaces.

REPORTS: Mr. Pogonowski read the following reports for the month of December 2003: The Linghocken Fire Company Report; The District Justice Report; The Treasurer's Report.

SOLICITOR'S COMMENTS: Vassalluzzo Litigation: Ms. Piette said that a proposed settlement had been presented to Dr. Vassalluzzo. Dr Vassalluzzo had removed trees from his property in violation of a Conservation Easement on the property. Ms. Piette stated that the matter should be settled before the next meeting.

Pastorek Zoning Hearing: The Wrightstown Zoning Hearing Board had rendered a decision approving the application with conditions of David and Carol Pastorek to operate a commercial landscaping business in the Conservation Management (CM) District. The Township would have thirty (30) days after the written decision was handed down to appeal the Board's decision.

McKessy Zoning Hearing: Ms. Piette reported that the Wrightstown Zoning Hearing Board had granted a variance from setback requirements for a garage on the McKessy property.

Ms. Piette said that the Septic Operation and Maintenance Agreement for an on lot septic system for the property owned by James and Carol Weber had been executed by the owner and would need signatures from the Board of Supervisors.

PUBLIC HEARING: Perry Conservation Easement: Mr. Pogonowski said that the Township, Heritage Conservancy and the Perry family had negotiated the sale of a Conservation Easement on 24.2325 acres on the Perry Farm, known as TMP# 53-001-081 and 53-001-082, located on Mill Creek Road at Penns Park Road along Mill Creek.

The Easement had been appraised at \$216,000.00. The Perry Family had agreed to a bargain sale of \$100,000.00. The Perry Family charitable donation would amount to \$116,000.00. The Easement also consisted of a future walking trail along Mill Creek.

On behalf of the Board of Supervisors and the Township, Mr. Pogonowski thanked the Perry Family for their generous efforts to preserve their land and their years of dedicated service to the Township.

Mr. Masenheimer added that Mrs. Perry and her family were a mainstay in the community and praised the sale of the easement on this significantly located property.

Mrs. Perry's son, Mr. Bill Perry, thanked the Board and Heritage Conservancy for their work in completing the sale of the Easement. There was no other public comment.

Mr. Pogonowski made a motion, seconded by Mr. Masenheimer, to pass Resolution #876, authorizing the Agreement of Sale for the Perry Farm Conservation Easement. All were in favor. Settlement would be in the near future.

There was no public comment at this time.

ROADMASTER/ROAD FOREMEN: Award of Bid: Ms. Bradley said that five (5) bids had been received on Friday, January 16, 2004 for the 1985 GMC High Sierra Dump Truck: Mr. Ed Daley for \$4,000.00; Mr. George Leck for \$3,350.00; Mr. Don Garner for \$2,300.00; Mr. James Bayer for \$2,004.14; Mr. Herb Hammer for \$1,213.14. Mr. Masenheimer made a motion, seconded by Ms.

Magne, to accept the highest responsible bid from Mr. Ed Daley for \$4,000.00. All were in favor.

New Business: Wrightstown Elementary School Land Development:
Appearing for the Applicant were: Mr. Robert McAuliffe, Council Rock School District Business Manager; Mr. Kevin King of Wrightstown Elementary School; and Mr. Francis Chan of Boucher and James, Engineers.

Mr. McAuliffe indicated that the Plan proposed 91 parking spaces instead of the existing 48; improved bus loading zone; reduction of parking lot lighting; widening of the exit driveway and the addition of a walking path along the exit driveway; and technical adjustments to the stormwater management system.

Mr. Masenheimer asked what would happen to stormwater management when the sub base of the groundwater recharge system was frozen in winter. Mr. Chan indicated that when calculating stormwater requirements for the detention basin, no allowance was made for infiltration. The system was designed to reduce 65-70% of the existing water levels. The water would be reduced in volume and velocity.

Mr. Pogonowski asked if the existing swale was located on the school and library property, or on the adjoining property owned by Mr. Sam Willard. Mr. Canales said that the swale cut across both, but a larger portion was on Mr. Willard's property.

Mr. Pogonowski asked if Council Rock School District would be amenable that if there are future drainage issues, would the District re-address the issue. Mr. McAuliffe said that the District would address any future drainage issues.

Mr. Sam Willard of the adjoining property, Carousel Village, wanted maintenance on the existing drainage swale that runs along the property line with the school property. It was clogged with debris and tree branches and needed to be properly maintained in the future. Mr. Chan said that the District would work with Mr. Willard if he provided a maintenance easement.

Proposed lighting was discussed at length, in particular timers and switches for three zones of lighting. Mr. King said that although the facility was often used by community groups, it was the School's intent to keep as little on light as possible.

Mr. Chan said that the exit driveway had been widened five to six feet, with a walkway added and additional interior sidewalks. The driveway would be 25 feet wide, with 5 feet for the pedestrian walkway, similar to a bike path. Ms. Piette asked if this would cause a runoff issue. Mr. Chan said that the increase would be minimal.

Mr. Fred Wustholz of Penns Park Road asked which side of the driveway the widening would be added. Mr. Chan said that the additional asphalt would be added on the school property.

Mr. Pogonowski asked if the crown of the drive would have to be changed. Mr. Chan said that it was not planned to change the crown to allow water to drain onto the school property.

Mr. Pogonowski said that relocating the existing school flasher light would need to be worked into the Plan.

Ms. Elisha Cooper of Ranch Road said that the reduction of lighting raised concerns for safety. She also asked that a sign be installed, indicating the hours when the flasher would be operating.

Mr. Masenheimer made a motion, seconded by Ms. Magne, to direct the Solicitor to draft a resolution for review at the next Board of Supervisors meeting. All were in favor.

There was a brief Executive Session to discuss litigation issues.

There being no further business or comment, Mr. Masenheimer made a motion, seconded by Ms. Magne, to adjourn the meeting at 9:40 p.m. All were in favor.

Respectfully Submitted

Eileen M. Bradley

Res. #876