

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF MEETING OF FEBRUARY 6, 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 Treasurer/Member Robert S. Lloyd, Township Administrator Eileen M. Bradley and Township Solicitor Susan Piette. Vice Chair Jane B. Magne was absent.

The Minutes of the Board of Supervisors Meetings of January 16, and 23, 2006 were accepted as presented.

Mr. Lloyd made a motion, seconded by Mr. Pogonowski, to approve Bills dated February 6, 2006 in the amount of \$97,347.13. All were in favor. Mr. Lloyd made a motion, seconded by Mr. Pogonowski, to approve Transfers dated February 7, 2006 in the amount of \$60,000.00. All were in favor.

ANNOUNCEMENTS: Comcast Franchise Violation: Mr. Pogonowski said that effective on or about March 7, 2006, Comcast would be switching the Government Access Channel 23 to Channel 22. PEG Channel 58 was scheduled to be switched some time in August. The Board had not yet determined if they would file a Franchise Agreement violation, as Comcast was required by the Agreement to notify the Township six months prior to any change of PEG channels.

REPORTS: Captain Norman Moorhead of the Newtown Police Department submitted the Police Report for January 2006; Chief Martin Duffy the Year End Police Report for 2005; Officer Paul Deppi reported on the truck details performed in 2005.

Mr. Jack Kristman of Penns Park Road noted that Penns Park Road was in need of a traffic detail to curb speeding.

Mr. Wes Walcott of Mill Creek Road asked the police to monitor the stop intersection at Penns Park Road, Mill Creek Road and Swamp Road, as many vehicles were not obeying the four-way stop signs.

Additional Reports submitted included: the Code Enforcement Report for January 2006; and the Road Department Report for January 2006.

SUPERVISORS COMMENTS: Casadonti Zoning Hearing: Mr. Pogonowski said that on Thursday, February 16, 2006 at 8:00 p.m. at the

Village Library, the Wrightstown Zoning Hearing Board would hear the application of Joseph Casadonti and Casadonti Homes, Inc. for a variance to allow the removal of 26% of trees to construct a single family home at 143 Pheasant Lane in the CR-1 (Country Residential) Zoning District. The ordinance allowed the removal of 15% of trees.

Mr. Pogonowski noted that the lot was the result of merging three parcels into one buildable lot. The Board of Supervisors requested that the Township Solicitor attend the hearing on behalf of the Township.

Environmental Advisory Council Appointments: *Mr. Lloyd made a motion, seconded by Mr. Pogonowski, to approve Resolution #2006-15, approving specific appointments to the Environmental Advisory Council and setting terms for those appointments. All were in favor. Per recommendation of the Council, Mr. Pogonowski made a motion, seconded by Mr. Lloyd, to appoint Scott Anderson as Chair of the Environmental Advisory Council. All were in favor.*

ADMINISTRATOR'S COMMENTS: Emergency Operations Plan: Ms. Bradley recommended passage of the newly-revised Emergency Operations Plan. *Mr. Pogonowski made a motion, seconded by Mr. Lloyd, to approve Resolution # 2006-014, the Wrightstown Township Emergency Operations Plan. All were in favor. Revised copies would be distributed to the appropriate people.*

UNFINISHED BUSINESS: CVS Land Development Preliminary Plan: Appearing for the Applicant were: Mr. John VanLuvanee, Esquire; Mr. Michael Meister of County Builders, owner/developer; Mr. Jodi Litus of Tri State Engineers; and Mr. Mark Roth of McMahan Engineering.

Mr. Pogonowski noted that all parties had met at a recent Work Session to resolve outstanding traffic safety issues and road improvements. Mr. Pogonowski added that the traffic signal at the 5 Points intersection would be required to be retimed once the traffic counts had been done upon completion of the CVS construction. Additionally, Ms. Piette noted that all photographic chemicals and drug waste would be treated and disposed of as hazardous waste.

Mr. Kristman asked if the roadway configuration at Five Points would be improved. Mr. Pogonowski said that the land required to add additional turning lanes was not owned by the developer. Turning lanes would be added into the site, but not at the intersection.

Mr. John Rasiej of Cedar Lane read a letter opposing the development of CVS in Wrightstown and urging the Board of Supervisors to turn down the CVS proposal.

Mr. Pogonowski said that CVS had acquired all necessary zoning variances. The Board could not legally favor one business over another.

Mr. Lloyd made a motion, seconded by Mr. Pogonowski, to approve Resolution #2006-017, approving the CVS Land Development Preliminary Plan and setting the terms thereof. All were in favor.

Datesman Major Subdivision Final Plan: Appearing for the Applicant were: Mr. Edward Murphy, Esquire; and Mr. William Briegel of Orleans Homebuilders. The Applicant had received Preliminary Approval to construct 16 single-family homes on a 62-acre parcel with on-lot water and a proposed community drip irrigation septic system with the cost of the operation and maintenance of the system to be born by the resident/users of the system.

Ms. Bradley noted that Planning Modules for the project had not yet been approved by DEP. Ms. Piette noted that the developer would be responsible for all costs related to operation, maintenance and upgrading of the community septic system through the first NPDES permitting period. Discussion of In Lieu Fees were tabled to an upcoming Work Session.

NEW BUSINESS: Varga Sewage Facilities Planning Module: Ms. Bradley stated that the Varga Sewage Facilities Planning Module had been reviewed by all appropriate agencies and recommended authorization to forward to DEP. *Mr. Lloyd made a motion, seconded by Mr. Pogonowski, to approve Resolution #2006-016, the Varga Sewage Facilities Planning Modules. All were in favor.*

Proposed Joint Municipal Zoning Ordinance Amendments: 2006-004: Accessory Livestock: The proposed amendment, under review by

all Jointure members, would set guidelines for the keeping of livestock accessory to agricultural uses.

Mr. Kristman raised concerns about further restrictions on keeping livestock. Mr. Pogonowski noted that the restrictions were less stringent than the current regulations, but noted Mr. Kristman's concerns. Of particular concern were the interests of 4-H members.

Ms. Carlise Matey of Second Street Pike asked if livestock could be measured by the pound instead of heads. Mr. Pogonowski said that this would be impractical.

Mr. Walcott asked why the Jointure had so much say in our Township. Mr. Pogonowski explained how the Jointure operates and benefits all communities that are members.

2006-005: Accessory Agricultural Sales: The proposed amendment would define road side stands and agricultural sales and amusements accessory to agricultural uses (hay rides, flea markets, etc).

Mr. Rasiej questioned that the amendment allowed roadside stands up to 200 square feet, but which did not require a permit. Mr. Pogonowski clarified that a building permit would not be required; however a use permit would be required.

2006-006: Accessory Winery Use: The proposed amendment would define allowable practices for wineries that were accessory to a vineyard.

2006-007: Nursery & Greenhouses: The proposed amendment would revise regulations concerning small greenhouses and nurseries.

Mr. Pogonowski asked Ms. Piette to draft a letter to the Jointure forwarding all comments related to the four proposed amendments.

ESCROW RELEASES: Hipple/Danko Subdivision: *Mr. Pogonowski made a motion, seconded by Mr. Lloyd, to approve Escrow Release #2 in the amount of \$42,035.00, leaving \$22,391.20. All were in favor.*

Mr. Rasiej asked what type of information was available through the Township Radar Speed Board. Mr. Pogonowski noted that the Township could produce reports that included traffic counts, speeds, etc. The Newtown police Department also was able to do detailed reporting on Wrightstown's behalf.

EXECUTIVE SESSION: At 10:15 p.m., the Board convened into Executive Session to discuss land acquisition and potential litigation issues.

There being no further business or comment, Mr. Lloyd made a motion, seconded by Mr. Pogonowski, to adjourn the meeting at 10:35 P.M. All were in favor.

Respectfully Submitted,

Eileen M. Bradley
Township Administrator

Res. #2006-014
Res. #2006-015
Res. #2006-016
Res. #2006-017