

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF MEETING OF FEBRUARY 7, 2005**

The Wrightstown Township Board of Supervisors Meeting was called to order at 8:05 p.m. by Chairman Chester S. Pogonowski. In attendance were Vice Chair Jane B. Magne, Member/Treasurer Allen G. Masenheimer, Township Administrator Eileen M. Bradley and Township Solicitor Terry W. Clemons.

The Minutes of the Board of Supervisors Meeting of January 17, 2005, and Work Session of January 24, 2005 were accepted as presented.

Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Bills dated February 7, 2005 in the amount of \$66,300.46. All were in favor. Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Escrow Bills dated February 7, 2005 in the amount of \$12,892.63. All were in favor.

Ms. Magne informed residents of a Comcast rate increase effective March 1, 2005. Basic Service would remain at \$13.50 per month, with Standard Service increased from \$31.30 to \$33.95 per month.

Ms. Magne expressed sorrow at the loss of former Supervisor, Eric Curtis. Mr. Curtis served as a Township Supervisor from 1989 thru 1996, as Auditor from 1984 to 1987. A memorial service would be held at the George School Meeting House on Saturday, February 12, 2005 at 2:00 p.m. Mr. Pogonowski and Mr. Masenheimer joined in offering condolences to the Curtis Family.

Mr. Pogonowski announced that the deadline for applications for the Homestead Exemption under Act 72 was March 1, 2005.

REPORTS: Captain Moorhead of the Newtown Township Police presented the Police Report for January 2005.

Mrs. Robin Hoy gave a report on activities of the Environmental Advisory Council (EAC), including happenings at the Anchor Run Farm. The first year of the CSA community farm was a great success and membership would increase this coming year, with 220 shares. Subscriptions were still available for the upcoming season.

Mrs. Hoy noted that the EAC was in the process of recommending names for two streams within Wrightstown Township: Anchor Run

through the Township farm and Chapman Run, parallel to Worthington Mill Road near the Newtown Township Border.

The following additional reports were presented: the Lingohocken Fire Company Report for January 2005; Code Enforcement Report for January 2005; District Justice Report for January 2005, with fines totaling \$962.05.

ADMINISTRATOR'S COMMENTS: Small Games of Chance: Ms. Bradley presented a proposed resolution that would request a referendum question be placed on the primary ballot asking residents if they would allow small games of chance throughout the township. If the referendum passed, games such as raffle tickets and pull tabs could be legally used. A similar referendum had failed in 1985. Mr. Pogonowski made a motion, seconded by Mr. Masenheimer, to pass Resolution #2005-957, requesting placement of the referendum question on the May 17 ballot. All were in favor.

Fire Company Membership Clarification: Ms. Bradley presented a proposed resolution that would clarify membership in the Lingohocken Fire Company as it relates to the Worker's Compensation insurance policy. Mr. Masenheimer made a motion, seconded by Ms. Magne, to pass Resolution #2005-958, indicating covered members and activities. All were in favor.

Energy Harvest Grant: Ms. Bradley was in receipt of contract documents for the Energy Harvest Grant from the DEP to install solar panels at the Anchor Run Farm. Mrs. Hoy presented details of the project. The grant would fund the purchase and installation of solar panels that would supply up to 70% of the farm's electricity. Any excess energy would be sold back to PECO. Ms. Bradley noted that the Energy Harvest Grant and a grant from another source would result in no cost to the Township. Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve execution of the contract. All were in favor.

Mr. John Rasiej of Cedar Lane asked if the panels would upset adjoining neighbors who were currently discontented with activities at the farm. Mrs. Hoy stated that the neighbors in question were aware of plans for the panels. All precautions would be taken so that the panels would not be intrusive to neighbors.

Proposed Non-Uniform Pension Plan Ordinance Amendment: Ms. Bradley noted that the current Non-Uniform Pension Plan required that all permanent part-time employees make contributions to the plan. This regulation had recently been changed. Ms. Bradley asked for authorization to advertise a proposed ordinance that would be required to remove permanent part-time employees from the Pension Plan. Mr. Masenheimer made the motion, seconded by Ms. Magne, to advertise the ordinance. All were in favor.

Sale of Property: Ms. Bradley noted that plans and paperwork for the sale of the property at 780 Penns Park Road were nearly complete and she requested authorization to put the property up for sale. Question remained as to whether or not to place a façade easement on the existing residence, so the request was tabled for further discussion at an upcoming work session.

Mr. Pogonowski said that the property had been tested for possible septic locations, possibly allowing two lots.

Mr. Granville Bohmler asked if funds from the sale of the property would cover the costs of relocation of the Township Office. Mr. Pogonowski noted that the Board was considering several scenarios, including the sale of residences at Chippewa Farm that could offset the cost of the relocation, but nothing had been settled.

Deacon/Popper Planning Module: Ms. Bradley noted that the Septic Operation and Maintenance Agreement for the Deacon/Popper Subdivision required execution from the Board.

Stormwater Outreach Meeting: Ms. Bradley stated that as part of the Public Education component of the NPDES MS4 program requirements, a Stormwater Outreach Educational Meeting would be held on Thursday, March 3, 2005 at the Village Library at 7:30 p.m. to raise awareness to stormwater related environmental issues and problems. All are invited to attend.

Mr. Pogonowski called for public comment. Mr. Rasiej informed residents that Council Rock School District would hold an informational meeting on Monday, February 28, 2005 at 6:30 p.m. at the Chancellor Street Building, Newtown, to discuss the Homestead Exemption Act (Act 72). He also thanked Ms. Magne for her work on the Regional Traffic Task Force that resulted in a request for a regional traffic study. He encouraged residents to work with Ms. Magne on this matter.

Mr. Rasiej asked if there would be any compensation resulting from litigation against the quarries for the recent collapse of Swamp Road. Mr. Clemons Said that he knew of no current litigation against Hanson Aggregates or any other quarry related to Swamp Road collapse. The matter was still under investigation and DEP would take the lead in assigning culpability.

Mr. Rasiej asked if the proposed leasehold purchase of Chippewa Farm would be revenue neutral. Mr. Pogonowski said that the 10% increase in millage for 2005 would temporarily support the leasehold, as well as cover the cost of a 48% increase in insurance premiums, build reserves. The financial outlook for 2006 would be significantly different.

Mrs. Ruth Brown of Stoopville Road asked if there would be a meeting room at the new Township Building and if the Planning Commission meetings could be broadcast. Mr. Pogonowski answered that there would be a meeting room at the new facility and that televised meetings had yet to be discussed.

ROADMASTER/ROAD FOREMAN: Mr. Pogonowski reminded residents not to park on the street during a snow event, as it made clearing roadways difficult. Failure to comply could result in fines and towing charges.

Chipper Bids: Ms. Bradley reviewed bids for a new Chipper. Four bids were received: R & S Equipment at \$16,749.00; Detlan Equipment at \$16,795.00; Cherry Valley Tractor Sales at \$18,797.00 and \$19,860.00; and SMF Truck Equipment at \$21,646.00. Award of bid was tabled pending further review of the bids.

UNFINISHED BUSINESS: Datesman/Orleans Major Subdivision

Preliminary Plan: Appearing for the Applicant was Mr. Edward Murphy, Esquire. Mr. Clemons discussed a draft of the conditions of approval for the sixteen (16) lot subdivision.

Mr. John Rasiej of Cedar Lane asked how open space could be considered as such if the sewage facility drip system was installed within the open space. Would the Township own and operate the sewage plant? Why would the owners in the development be responsible?

Mr. Pogonowski said that the developer would be required to go before the Wrightstown Zoning Hearing Board for a special exception to create the community septic system. The Township would accept ownership of the system to ensure its proper operation. Mr. Masenheimer added that the homeowners of the subdivision would be financially responsible for all costs of the system.

Mr. David Dutko of Worthington Mill Road asked when Brownsburg Road was scheduled for reconstruction. Ms. Bradley believed that the project was scheduled for 2006. Mr. Pogonowski added that the schedule could be adapted to coordinate with development along Brownsburg Road.

Mrs. Ruth Brown of Stoopville Road asked if there was any link between the Datesman sewage plant and the Hibbs tract plant. Mr. Pogonowski said that the systems were not connected.

On a motion by Mr. Masenheimer, seconded by Ms. Magne, Resolution #2005-956 was passed unanimously.

Toll/Hibbs Major Subdivision Final Plan: Appearing for the Applicant was Mr. VanLuvanee Esq., Mr. Michael Palmer of Toll Brothers, Inc., and Mr. James Takacs of Eastern States Engineers. The Applicant proposed to create 46 building lots.

Mr. VanLuvanee stated that Toll would be submitting additional information to DEP regarding the Sewage Facilities Planning Module. The Applicant agreed to supplement buffer areas along Durham Road adjacent to the church property. No additional buffering was proposed along Wrightstown and Durham Roads. Trees near the proposed basin would be between the basin and existing vegetation.

The Applicant was requested to perform a tree inventory on areas to be restricted. The developer was also instructed to devise a way of delineating property lines from public open space areas.

Mr. Pogonowski questioned proposed stormwater systems along Wrightstown Road. Mr. Takacs said that the acceleration/deceleration lane along Wrightstown Road would include piping to transport water to the northern basin.

Mrs. Ruth Brown stated that there was heavy runoff along Stoopville Road during moderate rain events.

Mrs. Debbie Meyer of Stoopville Road asked if the stormwater runoff would be worse after the houses were installed. Mr. Pogonowski said that the post-development stormwater runoff would be significantly less.

Mrs. Robin Hoy of Worthington Mill Road asked what percentage of trees would be disturbed. Mr. Takacs said that there was 29.41 acres of trees on the tract, with the development proposing to preserve 90% of them, or 26.47 acres. The ordinance allowed up to 85% disturbance.

Mr. John Rasiej asked if the entrance location had been cleared by Council Rock School District. Mr. Pogonowski noted that the entrance allowed for enough room for school buses.

Mrs. Ruth Brown asked if the snow removal easements in the cul de sacs would divert water to the drip fields. Mr. Takacs stated that those areas would divert water through a piped stormwater system that discharged to a basin.

Mr. Masenheimer asked if there would be an illuminated sign at the entrance of the development. Mr. Takacs said that a design proposal would be submitted in future.

Further discussion was tabled for a future meeting.

NEW BUSINESS: Letters of Extension: The following Letter of Extension was unanimously approved on a motion by Mr. Masenheimer, seconded by Ms. Magne: Sprint/American Tower Conditional Use to February 28, 2005.

There being no further business or comment, Mr. Masenheimer made a motion, seconded by Ms. Magne, to adjourn the meeting at 11:00 p.m. All were in favor.

Respectfully Submitted,

Eileen M. Bradley
Township Administrator

Res. #2005-956
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