

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF MEETING OF FEBRUARY 19, 2007**

The Wrightstown Township Board of Supervisors met on Monday, February 19, 2007 in the Meeting Room of the Village Library, 727 Penns Park Road, Wrightstown. The Meeting was called to order at 7:30 p.m. by Chair Chester S. Pogonowski. In attendance were Member/Treasurer Robert S. Lloyd and Township Administrator Eileen M. Bradley and Township Solicitor Susan Piette. Vice Chair Jane B. Magne was absent.

The Minutes of Meetings held on February 5 and 12, 2007 were approved as presented.

On motion of Mr. Lloyd, seconded by Mr. Pogonowski and approved by all Members present, Bills dated February 19, 2007 in the amount of \$237,705.02 were authorized for payment. On motion of Mr. Lloyd, seconded by Mr. Pogonowski and approved by all Members present, Escrow Bills dated February 19, 2007 in the amount of \$4,678.42 were approved for payment.

Mr. Lloyd announced that the new offices for Wrightstown Township would be open for business at 2203 Second Street Pike, Wrightstown, PA effective February 20. Public meetings would continue to be held in the Village Library Community Room until further notice.

Wrightstown Elementary School Katrina Relief Project: Mr. Pogonowski stated that the Bucks County Association of Township Officials (BCATO) had recently awarded the Wrightstown Elementary School first place in their Dr. Derstine Youth Award for Service to Community for the school's project to supply sweatshirts for students at Reeves Elementary School in Mississippi affected by Hurricane Katrina.

On motion of Mr. Pogonowski, seconded by Mr. Lloyd and approved by all Members present, Resolution #2007-008 was adopted, honoring the students, teachers and staff of Wrightstown Elementary School, who raised over \$5,000.00 for relief. Appearing to accept the commendation were Mr. Stephen Wentz, moderating teacher; students Lenny Gottlieb, Megan Cunningham and Dylan McKessy.

SOLICITOR'S REPORT: Joint Municipal Zoning Council Agreement Amendment #7: *On motion of Mr. Lloyd, seconded by Mr. Pogonowski and approved by all Members present, approval was given to Resolution #2007-009, Amendment #7 of the Newtown Joint*

Zoning Council, whereby a developer presenting plans to each member township in which a change of zoning was a part of the application would be required to establish an escrow fund sufficient to cover the anticipated costs of the application for each township.

Hanson Quarry: Mr. Pogonowski reported having seen a large, heavy cloud of dust crossing Second Street Pike resulting from a blast at the Hanson Aggregates quarry. He suggested setting up a meeting with the Township, DEP and the quarry.

Homestead Exemption: Mr. Lloyd reminded the public that applications for Homestead Exemption were due to the Board of Assessment before March 1. A list of properties that were not registered for the exemption was available in the Township Office.

ADMINISTRATOR'S REPORT: Webb Kantagree Farm: Ms. Bradley stated that an Agreement for Sale and Conservation Easement executed by Ms. Gail Webb for a conservation easement on 24 acres at Swamp and Worthington Mill Roads. The Township would acquire an easement through a cooperative agreement wherein the Township contributed \$90,000.00, with \$240,000.00 added through the Bucks County Farmland Preservation program. *On motion of Mr. Lloyd, seconded by Mr. Pogonowski and approved by all Members present, the Agreement of Sale and Conservation Easement were authorized for execution.*

Mr. Pogonowski called for public comment.

Mr. John Fowler of Wrightstown Road addressed the Board with concerns over a gas line installation related to the Highlands at Chapman Corners. He requested that the Board insure that the developer properly stabilize and re-vegetate the disturbed area so as to avoid future erosion. Township Engineer Mario Canales stated that the work was the jurisdiction of PECO, with whom the Township had a permanent Maintenance Bond to insure compliance with Township regulations.

Mrs. Ruth Brown of Stoopville Road requested that agendas for future meetings be posted on the Township website.

OLD BUSINESS: Toll/Hibbs/Chapman Corners Major Subdivision Final Plan: Appearing for the Applicant was Mr. Michael Palmer, Mr. Bruce Roth of Toll Brothers, Inc. and Mr. James Takacs of

Eastern States Engineering. The Applicant proposed to create 45 new building lots of $\frac{3}{4}$ to 1 acre each to be serviced by on-lot wells and a community stream discharge septic system. The proposal would also preserve the Chapman Farmstead on 17 acres.

Discussion included: community septic system maintenance; fees-in-lieu of park and recreation improvements; installation of a "wet pond" across Wrightstown Road at the Highlands at Chapman Corners; contracted maintenance for the sewage treatment facility; traffic signal installation at the intersection of Route 413 and Wrightstown Road and related improvements.

Mr. Fowler inquired about buffering near the treatment plant and asked that a "date certain" be required for installation of the traffic light system.

Mr. David Dutko of Worthington Mill Road inquired about monitoring of the community system and what precautions would be in place. Mr. Pogonowski noted that DEP required routine daily, weekly and monthly monitoring of the system.

Mr. Pogonowski directed Ms. Piette to draft a resolution for approval at the next meeting.

NEW BUSINESS: Escrow Releases: *On motion of Mr. Lloyd, seconded by Mr. Pogonowski and approved by all Members present, Escrow Release #3 for the Highlands at Chapman Corners Subdivision in the amount of \$1,109,674.25 was approved, leaving a balance of \$830,770.77.*

On motion of Mr. Lloyd, seconded by Mr. Pogonowski and approved by all Members present, Escrow Release #11 for the Warner Meadows Subdivision in the amount of \$26,835.00 was approved, leaving a balance of \$251,952.44.

Mr. Pogonowski called for public comment.

Mrs. Debbie Meyer of Stoopville Road indicated her disappointment that the Board would approve the Toll Brothers development within the CM (Conservation Management) District. She stated that she felt that standards have been lowered in the Township. Mr. Pogonowski stated that the development proposed by Toll Brothers was in compliance with current CM regulations, and that prior to court action by the Township, the developer had proposed to build 120 homes on the site that would be

serviced by public water. The current plan reduced the number of houses, preserved open space and prevented the influx of public water.

There being no further business or comment to come before the Board, Mr. Lloyd made a motion, seconded by Mr. Pogonowski to adjourn the meeting at 9:55 p.m. All were in favor.

Respectfully submitted,

Eileen M. Bradley
Township Administrator

Res. #2007-008
Res. #2007-009