

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF MEETING OF MARCH 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 Vice Chair Jane B. Magne and Member/Treasurer Robert S. Lloyd. Also in attendance were Township Administrator Eileen M. Bradley and Township Solicitor Susan Piette, of Terry Clemons & Associates.

The Minutes of the Board of Supervisors Meetings of February 6, 13 and 27, 2006, were accepted as presented.

*Ms. Magne made a motion, seconded by Mr. Lloyd, to approve Bills dated March 6, 2006 in the amount of \$122,903.35. Mr. Pogonowski noted that the amount included all of February's bills. All were in favor.*

**ANNOUNCEMENTS: Comcast PEG Channel Change:** Ms. Magne announced that effective on or around March 28, 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.

**REPORTS:** The Police Report for February 2006 was submitted by Captain Norman Moorhead. Additional Reports submitted included: the Lingohocken Fire Company Reports for January and February 2006; the District Justice Report for January 2006, with fines totaling \$2,645.94; the Code Enforcement Report for February 2006; and the Roads Department Report for February 2006.

**SOLICITORS COMMENTS: Proposed Open Space Tax Rate Freeze Ordinance and Resolution:** Ms. Piette presented a proposed ordinance that would allow the freezing of current tax rates on the land assessment of properties that had preserved open space or vacated development rights. The ordinance was allowable under Act 4 which became effective April 6, 2006 and would encourage residents to offer acreage for open space preservation.

Mr. Pogonowski noted that the Board would need to determine if the ordinance would apply to land and building assessments. He suggested that the tax rate freeze should be on the preserved land only.

The ordinance would be advertised for enactment on March 20.

Mr. Pogonowski presented a resolution that would support Act 4 and encourage Bucks County and Council Rock School District to enact similar legislation to allow a tax rate freeze on preserved property. Council Rock School District had enacted prior legislation which may already be effective under Act 4.

Mr. David Dutko of Worthington Mill Road asked if open space parcels in conjunction with proposed subdivisions would qualify under Act 4. Mr. Pogonowski noted that there were specific criteria that would have

to be followed and that most open space acquired through a subdivision would not qualify.

Mr. Dutko asked if the frozen tax rate would transfer with sale of the land. The Board would investigate further. It would add value and incentive to preserve.

*Mr. Lloyd made a motion, seconded by Ms. Magne, to adopt Resolution #2006-18, encouraging Bucks County to adopt Act 4 legislation allowing an open space tax rate freeze. All were in favor.*

**Agricultural Security District:** Mr. Pogonowski said that several property owners and the Township were interested in including certain parcels in the Buckingham Agricultural Security District. Agricultural Security Districts protect farms and farming as a tool to promote agriculture. Ms. Piette read a resolution required for the application to the Buckingham Agricultural Board. Properties included: 101.457 acres at the Anchor Run Farm, owned by Wrightstown Township; 18.3 acres at the Smith Farm, owned by Wrightstown Township; 23.85 acres at 543 Swamp Road, owned by Gail Webb; and 139.7475 acres at 772 Worthington Mill Road, owned by Dana Stott Cohen.

*Ms. Magne made a motion, seconded by Mr. Lloyd, to pass Resolution #2006-19, authorizing application to include parcels in the Buckingham Agricultural Security District. All were in favor.*

**Meeting Time Change:** At a recent Work Session, the Board had discussed possibly changing the time of regular meetings. *Mr. Lloyd made a motion, seconded by Ms. Magne, to change the Board of Supervisors Regular Meeting time from 8:00 p.m. to 7:30 p.m. effective March 20, 2006. All other dates and locations would remain the same. All were in favor.*

**ADMINISTRATOR'S COMMENTS: Verizon Franchise:** Ms. Bradley announced that the Bucks County Consortium continued to negotiate with Verizon to obtain a franchise agreement to provide cable television service in Wrightstown Township.

Mr. Pogonowski called for public comment.

Mr. John Fowler of Wrightstown Road supported attempts to reach an agreement with Verizon Agreement for cable service, as Comcast was inefficient.

Mr. John Rasiej of Cedar Lane thanked the Newtown Police Department for their traffic enforcement efforts. He questioned reported oil spills in the Township. Mr. Pogonowski said that the Code Enforcement Officer, Ted Middleman, was involved immediately and had notified DEP

in a timely manner. DEP held all enforcement authority in the home heating fuel spill incident.

ROADMASTER/ROAD FOREMAN: Mr. Pogonowski asked residents not to shovel or plow snow into the street or onto neighbor's property. Trash cans must be placed out of way of snow plows.

Ms. Bradley noted that due to the cancellation of the February 20 meeting, Pickering, Cortis, and Summerson, Inc. had been authorized to prepare bid documents for two Road Improvement projects. Bids had been advertised for restoration of Penn Oak Trail and for seal coating of Crest and Brownsburg Roads.

**UNFINISHED BUSINESS: Datesman Major Subdivision Final Plan:**

Appearing for the Applicant was Mr. Edward Murphy, Esquire.

Outstanding items were discussed for the 16-lot subdivision that would be serviced by a community drip irrigation septic system.

Ms. Magne asked that there be signage on fencing of the open space areas indicating that it is dedicated open space.

Mr. Lloyd made a motion, seconded by Ms. Magne, to approve Resolution #2006-20, approving and setting the terms of approval for the Datesman Major Subdivision Final Plan, now to be known as Matthews Ridge. All were in favor.

**NEW BUSINESS: Toll/Varga Major Subdivision Final Plan:** Appearing for the Applicant were: Mr. Edward Murphy, Esquire; Mr. Bruce Roth of Toll Brothers, Inc.; and Mr. Jodi Litus of Tri State Engineers. The Applicant proposed to construct 22 single-family homes around a loop road.

Mr. Murphy noted that the plan had changed from the Preliminary submission due to the discovery of wetlands areas that required the minor shifting of the proposed roadway, relocation of a detention basin and the installation of an open-bottom culvert bridge. Mr. Litus would provide shop drawings of the culvert bridge for the Board's approval. Ms. Piette reviewed a draft resolution for the project.

Mr. John Fowler urged the Board to have a light installed as soon as possible. Mr. Murphy noted that Toll had investigated alternate temporary measures to be taken in lieu of the installation of the traffic light signal associated with the Hibbs project. Any improvements would be lost once the traffic light was installed and would be wasted.

Mr. Fowler asked about stormwater basins. Mr. Pogonowski said one would be a meadow mix and one was a wet basin with a dry hydrant intended to be used for fire suppression. Mr. Fowler asked if he could meet in the field with the Applicant and Township Planner Boucher & James to discuss the buffer along his adjoining property line.

Mr. Fowler also discussed well protection agreements, open space access and signage.

Mr. Rasiej stated that he was not pleased with the access to open space.

Finalization of the approval was tabled for a future meeting to allow the Board of Supervisors to meet with Toll Brothers to discuss a solution to the installation of a traffic light at Wrightstown Road and Route 413.

**Proposed Joint Municipal Zoning Ordinance Amendments: 2006-001:**

**Group Homes:** The Board discussed several proposed Zoning Ordinance Amendments. The Group Homes amendment would define the definition of family and set the criteria for community treatment facilities such as alcohol and drug treatment homes. All community treatment facilities would be located in the RI (Rural Industrial) Zoning District, located solely in Wrightstown Township. The Board had no suggestions of objections to the current draft.

**2006-009: VC1 - VR1:** The Amendment made changes to the VC1 (Village Commercial) and VR1 (Village Residential-Low Density) District regulations as proposed by Upper Makefield Township. Upper Makefield proposed the amendment to limit impervious surface from 75% to 18% within Washington's Crossing. It would also remove hotels from the use table, but would allow bed and breakfast operations in the VC1 District. Within Wrightstown Township, the amendment would only affect areas in Wycombe and Penns Park, and there were few if any vacant parcels remaining in those areas. The Board had concerns about limiting impervious in those areas and creating non-conforming lots. The Board would consider changing the impervious surface ratio in Wycombe or suggesting that a separate zoning district be created for Washington's Crossing. The Board directed Ms. Piette to write a letter to the Jointure indicating such.

**2006-10: Open Space:** The amendment would change the definition of open space and recreation land. It stated that stormwater management basins should be outside open space areas and recreation lands. The Board wished that the resolution would include a paragraph stating that open space and recreation land should also be for the enjoyment of Township residents. Additionally, the amendment should incorporate the Bucks County Planning Commission suggestions. Mr. Pogonowski

asked Ms. Piette to write a letter to the Jointure noting their suggestions.

**LETTERS OF EXTENSION:** A Waiver of Plan Review Time Limits was unanimously approved for the Jenta Minor Subdivision Preliminary Plan on motion by Mr. Lloyd, seconded by Ms. Magne.

**ESCROW RELEASES:** Ms. Magne made a motion, seconded by Mr. Lloyd, to approve Escrow Release #6 for Heritage/Warner Meadows in the amount of \$45,753.00, leaving \$320,714.44 remaining. All were in favor.

Mr. Rasiej said that the freeze on open space tax rates could become a substantial savings for residents. Mr. Pogonowski noted that should the County do a county-wide reassessment, the current rates would apply to open space, although assessed value might increase.

There being no further business or discussion, 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

Res. #2006-18  
Res. #2006-19  
Res. #2006-20