

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF MEETING OF MARCH 21, 2005**

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, 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 March 7 2005, and Minutes of the Work Session of March 14, 2005, were accepted as presented.

Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Bills dated March 21, 2005 in the amount of \$67,986.21. All were in favor.

ANNOUNCEMENTS: Ms. Magne read announcements for recycling drop off sites. She also stated that the next Regional Traffic Meeting would be held on Thursday, March 31, 2005 at the Newtown Township Municipal Building.

Mr. Pogonowski announced that the Board had met in Executive Session on March 10 to discuss personnel issues.

SUPERVISOR'S COMMENTS: Planning Commission Alternates: *Mr. Masenheimer made a motion, seconded by Ms. Magne, to pass Resolution #963, allowing for two alternate positions on the Wrightstown Planning Commission. The newly appointed alternate members would vote only when required as a quorum. All were in favor.*

Ms. Magne made a motion, seconded by Mr. Masenheimer to appoint Mr. Lary Whelan as an Alternate to the Wrightstown Planning Commission, with term ending December 31, 2006. All were in favor.

ADMINISTRATOR'S COMMENTS: Sale of Property: Ms. Bradley reminded interested parties that the bids for the sale of the property at 780 Penns Park Road were due by 1:00 p.m. on Monday, March 28, 2005 and would be opened at a Public Work Session at 5:00 p.m. that evening. Possible award of bid was scheduled for 8:00 p.m. at the April 4, 2005 regular Board of Supervisors Meeting.

Ms. Bradley also noted that three (3) deeds in conjunction with the vacating of Hilltop Drive required execution by the Board.

One deed would join parts of the formerly proposed Hilltop Drive to the 780 Penns Park Road property. The second deed would add a twenty-five (25) foot section to the adjoining property at 756 Penns Park Road. The third deed was a dedication of the Ultimate Right-of-Way for Penns Park. *Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve execution of the documents. All were in favor.*

Simonds/Warner Meadows Financial Security Agreement: Ms. Bradley said that Heritage Building Group had executed the Land Development and Financial Security Agreement for the Simonds/Warner Meadows subdivision. *Mr. Masenheimer made a motion, seconded by Ms. Magne, to authorize execution by the Board. All were in favor.*

PUBLIC HEARING: Sprint/American Tower Conditional Use: A Public Hearing for the Sprint Spectrum LLC Conditional Use Application was opened at 8:10 p.m. Appearing for the Applicant were: Mr. Michael Gill and Mr. Benjamin Sanchez of Ballard, Spahr, Anderson and Ingersoll; Mr. Kenneth Amey, AICP; Mr. Clement Poole, Radio Frequency Engineer; and Mr. Robert Altenbach of Network Building and Consulting, LLC. Appearing as Special Counsel was Mr. Stephen Harris. The hearing was stenographically recorded.

At 9:55 p.m., Mr. Pogonowski continued the hearing to April 4, 2005 at 9:00 p.m.

Proposed JMZO Amendment: 2004-18: Gasoline Sales: *Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Ordinance #229, amending the Newtown Area Joint Municipal Zoning Ordinance to prohibit the sale of gasoline in conjunction with retail sales. All were in favor.*

UNFINISHED BUSINESS: Hanson Aggregates Waiver of Land Development: Appearing for the Applicant, Hanson Aggregates was Mr. Matthew Hallowell and Mr. Fred Ritter of Showalter Associates. The Applicant proposed an approximately 4000 square foot office addition to an existing maintenance garage.

Outstanding issues discussed included building lighting, noise, traffic, planted buffers on a four-foot berm, dust, blasting, well monitoring and participation in a community advisory committee.

Mr. Jack Kristman of Penns Park Road said that lights were not the problem. If a berm was to be built, it would need to be an extremely large one. The noise was too loud. Mr. Clemons noted that the new crushers would be contained within a building, eliminating most of the noise, but that particular project was not part of this application.

Mr. John Rasiej of Cedar Lane complained that the quarries owned 11% of the property within Wrightstown, and only paid on 4% of Township real estate taxes. Mr. Pogonowski explained that the land that the quarries were located on was of little assessed value. The buildings on these properties were assessed by the County. Additional buildings would increase their taxes. Hanson also paid a minimum of \$80,000.00 per year in lieu of taxes for stone removal from their Penns Park operation. All employees paid earned income taxes.

Mr. Don Garner of Penns Park Road complained of the strength of the blasting. His house was literally falling apart from the blasting. Mr. Clemons said that all blasts are monitored and that the Township required the quarry to design blasts to tougher standards that DEP required.

Mr. Masenheimer made a motion, seconded by Ms. Magne, to approve Resolution #2005-964, setting the terms and conditions for a Waiver of Land Development for an office addition for Hanson Aggregates. All were in favor.

Mr. David Dutko of Worthington Mill Road asked if the required density of trees would be feasible if installed on a four (4) foot berm. Mr. Ritter assured him that the trees could be properly installed.

Mr. Rasiej preferred that the Board require a representative from the quarries to be present at all meetings of the proposed advisory committee.

NEW BUSINESS: Jenta Minor Subdivision Sketch Plan: Appearing for the Applicant were: Mr. Scott Mill of Van Clef Engineering and Mr. Eric Asadoorian, owner of the property. The property consisted of a sixteen (16) acre parcel in the Conservation Management (CM) District. The Applicant proposed subdivision into four (4) lots. The old Santerian's Retail Store would remain on the property, but existing residential structures were

to be demolished. Mr. Asadoorian preferred to use the existing store as an accessory structure or garage.

Ms. Magne was uncomfortable with keeping the existing store, as the future use of the building was uncertain and might be used for commercial purposes.

Mr. Pogonowski preferred that the front parking area be cleaned up and reduced in size.

Mr. Pogonowski called for Public Comment.

Mrs. Janice Schimek of Thompson Mill Road had received a copy of the formal Wrightstown Zoning Hearing Board decision from the Renny Reynolds fence hearing. She expressed displeasure that no plot plans had been submitted at the hearing and that it would be impossible to monitor the placement of the fence. Mr. Clemons noted that the fence installation would now be an enforcement issue monitored by the Zoning/Code Officer, Mr. Middleman

Mrs. Schimek also reported a faulty utility cut along Thompson Mill Road. Mr. Pogonowski noted that the trench had been opened in the fall and would most likely be properly paved in the spring. Ms. Bradley would follow up with the Code Department.

Mrs. Schimek complained of a pot hole at the top of Brownsburg Road and stone being dumped down by Chippawa Farm along the roadway. Mr. Canales said that Pickering, Cortis and Summerson, Inc. were aware of what was going on at these locations and were taking action.

Mrs. Ruth Brown of Stoopville Road asked if the Toll/Hibbs Planning Module revisions had been received by the Township. Ms. Bradley said nothing had been resubmitted by Toll Brothers. She added that Mr. Canales and Ms. Bradley would attend a DEP meeting scheduled for April 8 in conjunction with the Toll/Hibbs Planning Module.

Mrs. Brown expressed displeasure at not being informed in a timely fashion of the proposed drip field to be installed near her home in conjunction with the toll/Hibbs project.

The Board convened into Executive Session to discuss land acquisition issues.

There being no further business or comment, Mr. Masenheimer made a motion, seconded by Ms. Magne, to adjourn the meeting at 12:05 a.m. All were in favor.

Respectfully Submitted,

Eileen M. Bradley
Township Administrator

Ord. #229
Res. #963