

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF MEETING OF APRIL 4, 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 March 21 2005 and the Minutes of the Work Session of March 28, 2005 were accepted as presented.

Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Bills dated April 4, 2005 in the amount of \$36,386.00. All were in favor. Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Escrow Bills dated April 4, 2005, in the amount of \$2,979.363. All were in favor.

ANNOUNCEMENTS: Ms. Magne announced that subscriptions remained for membership in the Anchor Run CSA.

REPORTS: Chief Martin Duffy of the Newtown Police Department submitted the Wrightstown Police Report for March 2005. Other reports submitted included: the Code Enforcement Report for March 2005; the Lingohocken Fire Company Report for March 2005.

SUPERVISOR'S COMMENTS: Mendonca Zoning Hearing: Mr. Pogonowski announced that the Wrightstown Zoning Hearing Board would hold a hearing on Monday, April 11 at 7:30 p.m. to consider the Application of Maria Mendonca-Collito who was requesting a Use Variance to allow a Riding Academy on the property located at 941 Park Avenue. It was agreed that Mr. Clemons would attend the hearing to represent the Township.

Datesman Zoning Hearing: Mr. Pogonowski announced that the Wrightstown Zoning Hearing Board would also hear the application of Orleans Homebuilders, Inc. that same evening. Orleans was requesting a Special Exception to construct a utility operating facility consisting of a community sewage disposal system, treatment facility and drip irrigation area in conjunction with a sixteen-lot subdivision. The Board of Supervisors had approved the Preliminary Plan. It was agreed that the Board would take no further action on the application.

Sale of Property: 780 Penns Park Road: Mr. Pogonowski said that bids for the Sale of the 3.2 acre property at 780 Penns

Park Road including a façade easement on the existing residence had been received on March 28, 2005 and opened at the Work Session of that same date. Bids had been reviewed by the Township Solicitor and all found to be in order. Bids were as follows:

Bidder	Bid
1 Szarko Builders, Inc.	\$380,000.00
2 B & D Custom Builders, Inc.	\$350,000.00
3 Casadonti Homes, Inc.	\$320,000.00
4 Gregory Soto	\$305,000.00
5 Greg Rearick	\$133,000.00

Ms. Magne made a motion, seconded by Mr. Masenheimer, to award the sale of the property to Szarko Builders, Inc., for \$380,000.00. All were in favor.

Mr. Masenheimer made a motion, seconded by Ms. Magne, to authorize attendance at settlement and the execution of settlement documentation. All were in favor.

ADMINISTRATOR'S COMMENTS: Ms. Bradley noted that a revised Septic Operation and Maintenance Agreement for the Deacon/Popper Subdivision required execution by the Board of Supervisors. *Ms. Magne made a motion, seconded by Mr. Masenheimer, to authorize execution. All were in favor.*

Ms. Bradley said that PEMA Damage Assessment Forms were available at the Township Office for anyone who experienced flood damage during Saturday's rain storm. Information was being gathered by Bucks County Emergency Management to assess damage throughout the County and to assist in applying for federal disaster relief.

PUBLIC HEARING: Proposed JMZO Amendment 2005-01: Agricultural Soils Revision B: *Ms. Magne made a motion, seconded by Mr. Masenheimer, to adopt Ordinance #230 amending the Joint Municipal Zoning Ordinance to require the preservation of 75% of Agricultural Soils in the Conservation Management (CM) District. All were in favor.*

Proposed JMZO Amendment 2004-17: Deletion of Mid-Rise Apartment Designation: *Mr. Masenheimer made a motion, seconded by Ms.*

Magne, to adopt Ordinance #231 amending the Joint Municipal Zoning Ordinance to remove the designation for Mid-Rise Apartments. All were in favor.

Mr. Pogonowski called for public comment.

Mrs. Ruth Brown of Stoopville Road inquired about the status of the Toll/Hibbs Final Plan Application and if the board would take any action to operate outside the Stipulation Agreement. Mr. Pogonowski said that any changes to the Stipulation Agreement would require approval by all involved parties, as well as court approval. Ms. Bradley added that a new submission was brought to the Township on April 1 for a 34 lot subdivision. A meeting was scheduled on Friday, April 8 with DEP and Toll Brothers that would be attended by Ms. Bradley, Township Engineer Mario Canales and Mr. Clemons.

Mrs. Maureen Skelly of Ridge Road notified the Board of problems with stormwater runoff on her property and failing septic systems in her neighborhood.

Mr. Pogonowski told Mrs. Skelly that he had recently inspected her property with Mr. Canales and Ms. Bradley, and that the Board was looking at possible solutions. Complaints about septic failures would have to be addressed to the Bucks County Department of Health.

Mrs. Janice Schimek of Thompson Mill Road reported that the recent rains had washed out a utility trench at the top of her road. Mr. Pogonowski said that the trench had been reported to PECO for repairs.

Mrs. Schimek also asked if Orleans Builders would have to comply with the newly enacted Stormwater Management Ordinances. Mr. Clemons stated that the proposed development would not be required to comply, as the plan had been submitted prior to passage of the Ordinance. Mr. Pogonowski added that the developer had nevertheless instituted many of the best management practices that the Ordinance requires.

Mr. John Rasiej of Cedar Lane asked about the status of the Septic Maintenance Program. Ms. Bradley replied that there were approximately forty (40) properties that had not complied with the regulations of Ordinance 212 that require septic pump-out.

Those property owners would be receiving citations for non-compliance.

Mr. Pogonowski called for a five minute recess.

PUBLIC HEARING: Sprint Spectrum Conditional Use: Mr. Pogonowski reconvened and opened the Sprint Spectrum Conditional Use Hearing at 9:10 p.m. Appearing for the Applicant, Sprint PCS were: Mr. Michael Gill, Esquire, of Ballard, Spahr, Anderson and Ingersoll; Mr. Kenneth Amey, AICP; and Mr. Clement Poole, Radio Frequency Engineer. Mr. Stephen Harris, Esquire appeared as Special Counsel to Wrightstown Township. A stenographic record of the proceedings was taken.

At 11:20 p.m., Mr. Pogonowski continued the hearing to May 2, 2005 at 9:00 p.m.

There being no further business or comment, Mr. Masenheimer made a motion, seconded by Ms. Magne, to adjourn the meeting at 11:21 p.m. All were in favor.

Respectfully Submitted,

Eileen M. Bradley
Township Administrator