

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF MEETING OF APRIL 5, 2004**

The Wrightstown Township Board of Supervisors Meeting was called to order at 8:01 p.m. by Chair Chester S. Pogonowski. In attendance were Vice Chair Jane B. Magne, and Member/Treasurer Allen G. Masenheimer. Also in attendance were Township Solicitor Ms. Susan Piette of Terry W. Clemons & Associates and Township Administrator Eileen M. Bradley.

The Minutes of the Board of Supervisors Meeting of March 15, 2004 and Work Session Minutes of March 22, 2004, were accepted as presented.

Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve for payment Bills dated April 5, 2004 in the amount of \$223,796.72. All were in favor.

Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve for payment Escrow Bills dated April 5, 2004 in the amount of \$8,348.08. All were in favor.

REPORTS: Chief Duffy of the Newtown Police Department read the Police Report for March 2004. He also noted that on March 26, the Newtown Township Police Department conducted a truck detail throughout Wrightstown.

Mrs. Erin Coyne of Worthington Mill Road asked Chief Duffy if a police presence could be placed on Worthington Mill Road or Swamp Road while the truck detail was being conducted. Chief Duffy agreed to do this at the next truck detail.

Ms. Coyne also wanted to know why trucks that cross over a double yellow line were not stopped and cited. Chief Duffy stated that recent case law requires the vehicle to be over line for at least one mile before a citation can be issued.

Also submitted was the Lingohocken Fire Company Report for March 2004.

SOLICITORS COMMENTS: Vassalluzzo Settlement: Ms. Piette noted that a settlement had been reached on the Vassalluzzo Conservation Easement violation. Dr. Vassalluzzo violated a Conservation Easement when he removed sixty-one trees from a conserved area on his property. Dr. Vassalluzzo had agreed to plant new trees and pay legal and court costs. The Board of

Supervisors had passed Resolution #883, authorizing execution of the Settlement Agreement on March 22, 2004.

Eureka Stone Quarry Settlement: A court hearing was scheduled for Thursday, April 15, 2004 at 10:00 a.m. in Bucks County Courthouse Courtroom A-10 to review the Eureka Stone Quarry Settlement. Interested parties were encouraged to attend. Written notice would be sent to those parcels within the proposed well protection agreement.

SUPERVISORS COMMENTS: Perry Conservation Easement: Ms. Magne said that settlement on the acquisition of a Conservation Easement on twenty-four (24) acres of the Perry Farm had taken place on Wednesday, March 24, 2004. The Conservation Easement was appraised at \$216,000.00 and would preserve the land against further development in perpetuity. The Township purchased the Easement for \$100,000.00, with Ms. Perry making a charitable donation of \$116,000.00. A portion of the property abutted the Mill Creek, while the remainder bordered Miller and Sons Quarry. On behalf of the Board and the community, Mr. Masenheimer thanked the Perry Family for their generous contribution.

Mr. Pogonowski made a motion, seconded by Mr. Masenheimer, to appoint Ms. Eileen Bradley as Acting Zoning and Code Enforcement Officer. All were in favor.

Administrator Comments: Ms. Bradley said that discussion of the Schaffer Sewage Planning Modules would be deferred until further in the meeting.

Swamp Road Culvert Replacement Project: Ms. Piette noted that Del Val Soil had submitted a proposal to review the PADOT Swamp Road Culvert Replacement Project at a cost of \$3,800.00. Mr. Masenheimer made a motion, seconded by Ms. Magne, to approve the expenditure. All were in favor.

There was no public comment at this time.

Roadmaster/Road Foreman Report: Mr. Pogonowski announced that Annual Spring Road Inspection was scheduled for Saturday, April 24, 2004, at 8:00 a.m. All interested parties were invited to attend.

Mr. Pogonowski noted that the new street light at Stoopville and Durham Roads had been completely installed.

UNFINISHED BUSINESS: Schaffer Minor Subdivision: Appearing for the Applicant were Mr. Don Schaffer, owner, and Mr. Don Marshall, Esquire of Stuckert and Yates. Parcel #53-001-001, 10.52 acres on Rushland Road was proposed to be divided into two building lots: Lot #1 would be 7.65 acres; Lot #2 would be 2.01 acres; the remaining .25 acres would be added to Parcel #53-001-001-001 to remove an existing septic cross easement.

Mr. Marshall stated that the Applicant was requesting two waivers and would comply with all Pickering, Corts and Summerson, Inc. review letters. The applicant was proposing a wet detention basin pond with a dry well for roof drains. The Applicant agreed to deed restrict Lot #1 from further subdivision and impervious surface coverage.

Mr. Pogonowski requested that the Applicant submit a landscape concept plan to Township Planner Judith Stern Goldstein for natural plantings in the detention basin.

Mr. George Cooper of Rushland Road asked if Mr. Schaffer was planning on running a business from his property. Mr. Schaffer stated that he had no plans to run a business from his home.

Ms. Piette was instructed to prepare a draft resolution for the next meeting. On a motion from Mr. Masenheimer, seconded by Mr. Masenheimer, Resolution #884 was approved, authorizing Schaffer Septic Planning Modules. All were in favor.

R.T. Homes Minor Subdivision: Appearing for the Applicant was Mr. Robert DiRenzi and Mr. Thomas McDonough of R.T. Homes, owners. The applicant proposed to create two (2) building lots from six existing parcels. One lot would have an A-B septic system installed; the second lot would require a four year fill before testing could take place.

Mr. DiRenzi stated that the Applicants would comply with all comments from the Township Engineer and Planner. The septic system on Lot #1 would be relocated to minimize tree disturbance. Tree protection fencing would be installed. Rain barrels for roof drains would also be installed.

The Applicant requested a waiver from the Park and Recreation "Fee in Lieu" as they had incurred significant costs in attempting to consolidate lots. Mr. Pogonowski said that he

would support such a waiver, only because there were a number of lots being consolidated.

Mr. Pogonowski asked Ms. Piette to prepare a resolution for approval at the next meeting.

Reshetar/Park Avenue Major Subdivision: Appearing for the applicant were: owner Robin Reshetar; attorney Brad Lare, Esquire of White, Williams and Lare; and engineer Paul Dietz of Urwiler and Walter.

The Applicant was proposing eight (8) building lots and two (2) open space lots on TMP #53-002-102 consisting of 18.36 acres located on Park Avenue.

Discussion touched on the following: proposed detention basin; buffers; trees; the height of the basin berm; walking paths; well protection; street lighting; driveway lights; floodplain designation. Ownership of the open space and detention basin was debated. The name Perry Lane was agreed upon.

Mr. Pogonowski asked that the open space Parcel "A" be staked out so that the Board could tour the lot at the Annual Road inspection scheduled for April 24. Additionally, roadside swales would need to be extended beyond the property. No sales office would be permitted on the property.

Mr. Dickson Sorenson of Park Avenue inquired about the depth of the detention basin and the height of the surrounding berm. He expressed concerns for pedestrian safety along the Park Avenue walking path. Who would maintain the trails, split rail fencing and detention basin?

Ms. Piette was instructed to draft a resolution for final approval at the next meeting.

NEW BUSINESS: Proposed Ordinance Amendments: Mr. Pogonowski said that a proposed amendment to the Joint Municipal Zoning Ordinance in the Light Industrial/Office Light Industrial District affected only property located within Newtown Township. The Board indicated that there were no objections to the current format. Mr. Pogonowski instructed Ms. Bradley to notify the Jointure's attorney of the Board's acceptance of the draft.

Letters of Extensions: The following Letters of Extension were approved unanimously on a motion by Ms. Magne, seconded by Mr. Masenheimer: Dimmler Minor Subdivision to May 31, 2004; CVS/County Builders Land Development to May 31, 2004; Schaffer Minor Subdivision to May 31, 2004; R.T. Homes Minor Subdivision to May 31, 2004; Reshetar/Park Avenue 8-Lot Major Subdivision to May 31, 2004.

There being no further business or comment, Mr. Masenheimer made a motion, seconded by Ms. Magne, to adjourn the meeting at 11:40 p.m. All were in favor.

Respectfully Submitted

Eileen M. Bradley

Res. #884