

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF MEETING OF MAY 1, 2006**

The Wrightstown Township Board of Supervisors Meeting was called to order at 7:30 p.m. by Chair Chester S. Pogonowski. In attendance were Vice Chair Jane B. Magne, Treasurer/Member Robert S. Lloyd, Township Administrator Eileen M. Bradley and Township Solicitor Susan Piette of Terry Clemons Associates.

The Minutes of the Board of Supervisors Meeting of April 17, 2006, were accepted as presented.

*Ms. Magne made a motion, seconded by Mr. Lloyd, to approve Bills dated May 1, 2006 in the amount of \$49,632.28. All were in favor.*

ANNOUNCEMENTS: Ms. Magne announced that PADOT would meet with the Board of Supervisors at 6:00 p.m. on May 15, 2006 to discuss proposed plans for improvements to the intersection of Swamp Road and Route #232. Following that meeting, PADOT and their engineer, Urban Engineers, Inc. would make a public presentation at the regularly scheduled 7:30 meeting that evening. All interested parties were invited to attend.

REPORTS: Chief Martin Duffy of the Newtown Police Department submitted the Police Report for March 2006. Chief Duffy added that a memorial service for officers killed in the line of duty would be held May 4, 2006 at 7:00 p.m. at St. Andrews Roman Catholic Church. All were welcomed to attend.

Additional Reports submitted included: the Code Department Report for March 2006; and the Roads Department Report for March 2006.

SUPERVISOR'S COMMENTS: Ms. Magne congratulated Colin Lehman on his achieving Eagle Scout status. Mr. Lehman had planned, raised funds, and coordinated construction of a beach volleyball court for his church youth organization. Troop 29 Scout Master David Clark, said that Colin had earned in excess of 76 merit badges during his stellar scouting career and that he planned on continuing as an Junior Assistant Scout Master.

*On a motion by Ms. Magne, seconded by Mr. Lloyd, Resolution #2006-023, recognizing the accomplishments of Eagle Scout Colin Lehman, was unanimously passed.*

**SUPERVISOR'S COMMENTS: Mitchell/Quittman Technical Review Board**

**Application:** Mr. Pogonowski noted that the Wrightstown Technical Review Board would hold a hearing on Thursday, May 4, 2006 at 7:30 p.m. at the Village Library Community Room, 727 Penns Park Road, Wrightstown, to hear and consider the application of Thomas Mitchell and Christina Quittman for the property at 980 Worthington Mill Road for a variance from Ordinance #143, requiring sprinklers in an attached garage. Interested parties should plan to attend. After brief discussion, the Board took no position on the application.

**NV Homes, Inc. Zoning Hearing Board Application:** The Wrightstown Zoning Hearing Board would hold a hearing on Wednesday, May 10, 2006 at 8:00 p.m. at the Village Library to hear and consider the application of NV Homes, Inc. for a property located at 161 Parsons Lane in the Warner Meadows Subdivision, for a variance to install a sand mound within ten feet of a property line and within a drainage easement. The sand mound on Lot #8 had been installed in the wrong location. Interested parties should plan to attend.

Appearing for the Applicant were Mr. Chris Spina of NV Homes and Mr. Steve Murphy of Carroll Engineering. Mr. Murphy said that after performing an "As Built" survey of the installation location, the sand mound would encroach on the drainage easement if the mound had a three to one (3:1) slope. If the mound had a two to one (2:1) slope, there would be no encroachment.

Township Engineer Mario Canales of Pickering, Corts and Summerson, Inc. agreed that a 2:1 slope would be adequate in one corner of the sand mound and that the Bucks County Health Department allowed mounds with 2:1 slopes. Since a slope of 2:1 would no longer encroach on the drainage easement, a variance would not be required. The Board could grant a waiver of the Subdivision and Land Development Ordinance to allow the 2:1 slope. *Mr. Lloyd made a motion, seconded by Ms. Magne, to amend the Approval Resolution to allow a 2:1 grade of the sand mound on Lot #8 only. All were in favor.*

The Applicant would vacate the pending Zoning Hearing Board Application.

**Land Trust Properties Zoning Hearing Board Application:** The Wrightstown Zoning Hearing Board would hold an additional

hearing on Wednesday, May 10, 2006 at 8:00 p.m. at the Village Library to hear and consider the application of Land Trust Properties for a variance to allow a street crossing, sewer line crossing and utility crossing of a floodplain, to allow grading in wetlands, and to allow three septic sand mounds to be erected within an easement area and within ten (10) feet of a property line. Interested parties should plan to attend. After brief discussion, the Board requested that Ms. Piette send a letter of explanation and support to the Wrightstown Zoning Hearing Board and that she appear at the Hearing to protect the Township interests.

**ADMINISTRATOR'S COMMENTS: Gorski Minor Subdivision: Ms.**

Bradley noted that a revised Sewage Facilities Plan had been required by the Bucks County Health Department due to changes in regulations on isolation distances for A/B systems. Plans had been revised to increase the distance between two proposed A/B systems. No changes to the configuration of lots had been proposed. Mr. Lloyd made a motion, seconded by Ms. Magne, to execute the amended plans. All were in favor.

Mr. Pogonowski called for public comment.

Mr. John Rasiej of Cedar Road asked the Board why some state roads were repaved, while others were oil and chipped. Mr. Pogonowski explained that PADOT determined when state highways were repaved or maintained in other ways. Many Township roads were maintained by bituminous seal coating, or oil and chip, as cracks and small fractures were sealed at minimal cost.

ROADMASTER/ROAD FOREMAN: Mr. Pogonowski said that bituminous seal coating (oil and chip) of Brownsburg and Crest Roads would commence May 3 or 4, 2006, and would be completed within one day.

Annual Spring Road Inspection would be held Saturday, May 6, 2006 beginning at 7:30 a.m.

**UNFINISHED BUSINESS: Picard Minor Subdivision Preliminary/Final Plan:** Appearing for the Applicant was Mr. George Kiriakidi of Prime Properties. Ms. Piette noted that the only outstanding item in the proposed Subdivision was a Water Impact Study. The study had been submitted and approved by the Township Engineer

in his review letter of March 3, 2006. The Applicant would comply with all outstanding engineering comments.

*Mr. Lloyd made a motion, seconded by Ms. Magne, to approve Resolution #2006-025, approving and setting the terms for the Picard Minor Subdivision Final Plan. All were in favor.*

**NEW BUSINESS: Fisher/Snider Minor Subdivision Preliminary/Final Plan:** Appearing for the Applicant were: Mr. Frederick Fisher and Ms. Kathleen Snider, owners; and Mr. Thomas Cruise, engineer. Mr. Fisher said that he would comply with all of the Township Engineer's comments. He asked questions regarding a proposed Conservation Easement on part of the two proposed lots. Mr. Pogonowski assured Mr. Fisher that placing an easement on the properties would not slow down the subdivision process. Ms. Piette was asked to prepare a draft resolution for the next meeting.

*Escrow Release: The following Release of Maintenance Bond was approved pending final inspection by the Township Engineer on a motion by Ms. Magne, seconded by Mr. Lloyd: Szarko/Penn Oak Trail Minor Subdivision in the amount of \$12,044.00. All were in favor.*

Mr. Rasiej asked why some developers were charged in lieu contributions for road improvements, while others were not. Mr. Pogonowski explained that contributions were charged on a case-by-case basis. Large subdivisions had a greater impact on roads and recreation areas than small one- or two-lot subdivisions; therefore, fees were often required more than on two lot subdivisions.

There being no further business or comment, Mr. Lloyd made a motion, seconded by Ms. Magne to adjourn the meeting at 9:00 p.m. All were in favor.

Respectfully Submitted,

Eileen M. Bradley  
Township Administrator

Res. #2006-023  
Res. #2006-025

Wrightstown Township  
Board of Supervisors  
Minutes of Meeting of  
May 1, 2006