

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF MEETING OF MAY 3, 2004**

The Wrightstown Township Board of Supervisors Meeting was called to order at 8:06 p.m. by Vice-Chair Jane B. Magne. In attendance were Member/Treasurer Allen G. Masenheimer, Solicitor Susan Piette of Terry W. Clemons & Associates and Township Administrator Eileen M. Bradley. Chairman Chester Pogonowski participated by teleconference.

The Minutes of the Board of Supervisors Meetings of April 5, 12 and 26, 2004, as well as Road Inspection Minutes of April 24, 2004, were accepted as presented.

Mr. Masenheimer made a motion, seconded by Mr. Pogonowski, to approve Bills dated May 3, 2004 in the amount of \$210,684.53. All were in favor. Mr. Masenheimer made a motion, seconded by Mr. Pogonowski, to approve Escrow Bills dated May 3, 2004 in the amount of \$20,468.57, for payment. All were in favor.

Mr. Pogonowski announced that the Board had met in Executive Session on Monday April 26, 2004 at 4:00 p.m. to discuss land acquisition.

REPORTS: Captain Moorhead of the Newtown Police Department submitted the Police Report for April 2004. Other reports included: District Justice Report for March 2004, with fines in the amount of \$4,147.70; Building Inspection Report for April 2004.

SUPERVISORS COMMENTS: Ms. Magne stated that the Board of Supervisors and the Township Administrator had attended to recent 82<sup>nd</sup> Annual Pennsylvania State Association of Township Supervisors Convention.

**Regional Traffic Coalition:** Ms. Magne reported on a Regional Traffic Meeting held on April 22, 2004 at Bucks County Community College. A proposed coalition of regional elected officials was requested to continue discussion on joint solutions to regional traffic issues. Mr. Masenheimer made a motion, seconded by Mr. Pogonowski, to appoint Ms. Magne as Wrightstown's member to this coalition. All were in favor.

ADMINISTRATOR'S COMMENTS: Ms. Bradley noted that revised plans for ARCCA Phase II Linen Plans required Board execution. Additionally, all final paperwork for the approved Szarko Minor

Subdivision had been received. Paperwork was in order and all fees were paid. Final documents required Board execution.

Ms. Bradley said that the County Community Alert Network System had made available a website and phone number to those residents with unlisted phone numbers. Affected residents could add their number to the list of emergency call numbers.

**Wrightstown Elementary School Land Development:** The Council Rock School District had requested a reduction of the legal and engineering escrow percentage from 10% to 6% for the school parking lot renovation. Both the Township Solicitor and the Township Engineer recommended that the level of escrow be kept at 10%. Any fees over 10% were required to be paid by the developer; any amount under 10% would be returned to the School District. The Board was not inclined to make a change to the standard escrow policy.

There was no public comment at this time.

**ROADMASTER/ROAD FOREMAN:** Ms. Bradley reported on Annual Spring Road Inspection held on Saturday April 24, 2004. Township Engineer would work up pricing for roads to be paved this season. Drainage issues were also visited.

**UNFINISHED BUSINESS: Schaffer Minor Subdivision:** Ms. Piette said that the Board had reviewed a draft resolution for the two-lot Schaffer Minor Subdivision. Ms. Magne made a motion, seconded by Mr. Pogonowski, to approve Resolution #885, setting the requirements for and authorizing the Schaffer Minor Subdivision. All were in favor.

**R.T. Homes Minor Subdivision:** Appearing for the Applicant were Mr. Robert DiRenzi and Mr. Thomas McDonough. Ms. Piette said that the Board had reviewed a draft resolution for the lot line change for R.T. Homes Minor Subdivision. The Applicant requested that an option be added allowing them to pursue sale of Lot #2 to an adjoining neighbor or to the Township, should a septic permit not be issued by the Board of Health. The Board agreed to the change. Mr. Pogonowski made a motion, seconded by Mr. Masenheimer, to approve Resolution #886, setting the requirements for and authorizing the R.T. Homes Minor Subdivision. All were in favor.

**Reshetar Major Subdivision Preliminary Plan:** Appearing for the Applicant were: Mr. Robin Reshetar, owner; Bradford Lare, Esquire; Paul Dietz of Urwiler and Walter, Engineers.

The Board discussed the proposed resolution at length with the Applicant. At issue were: the removal of an existing land use lawsuit; the possible creation of a homeowner's association; ownership and maintenance of the proposed detention basin; fire protection tanks and their maintenance; in lieu fees for road frontage, open space and recreation.

As several issues remained unresolved, the Applicant would return to a future meeting with the Board.

**NEW BUSINESS: JMZO Amendments:** The Board had been presented with several drafts of proposed amendments to the Newtown Area Joint Municipal Zoning Ordinance (JMZO). The Board agreed on the following:

Proposed JMZO Ordinance 2004-02: Highway Classification/Right of Way: As only one road in the proposal was located in Wrightstown Township (Swamp Road) and did not propose any change to that road, the Board authorized forwarding to the Jointure for approval.

Proposed JMZO Ordinance 2004-03: Floodplains: Although the Wrightstown Planning Commission had issues with allowing a variance, the Board felt that an applicant would have to prove hardship, and the Board authorized forwarding to the Jointure for approval.

Proposed JMZO Ordinance 2004-10: Tourist Oriented Directional Signs (TODs): The Board authorized forwarding to the Jointure for approval.

Proposed JMZO Ordinance 2004-06: Riparian Buffers: The Board had no essential problems with the proposed amendment, provided issues addressed in two memos from the Township Solicitor were addressed

The Township Administrator was directed to forward information to Jointure Solicitor, Mary Eberle.

Letters of Extension: The following Letters of Extension were unanimously granted on a motion by Mr. Masenheimer, seconded by

Mr. Pogonowski: Casadonti Retail Land Development until June 30, 2004.

There being no further business or public comment, Mr. Masenheimer made a motion, seconded by Mr. Pogonowski, to adjourn the meeting at 10:10 p.m. All were in favor.

Respectfully submitted,

Eileen M. Bradley  
Township Administrator

Res.#885  
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