

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF MEETING OF MAY 16, 2005**

The Wrightstown Township Board of Supervisors Meeting was called to order at 8:00 p.m. by Chair Chester S. Pogonowski. In attendance were Vice Chair Jane B. Magne, Member/Treasurer Allen G. Masenheimer, Township Administrator Eileen M. Bradley and Township Solicitor Susan Piette of Terry Clemons Associates.

The Minutes of the Board of Road Inspection of April 30, 2005 and Supervisors Meetings of May 2 and 9, 2005 were accepted as presented.

Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Bills dated May 16, 2005 in the amount of \$68,729.21. All were in favor.

ANNOUNCEMENTS: Trivellini Photo Presentation: Mr. Pogonowski introduced Ms. Jeanne Trivellini and thanked her for entering into a Conservation Easement on her property located on Pine Lane, preserving her family's sixty (60) acre farm. Ms. Trivellini presented the Township with a framed photograph of the farm circa 1913 picture of the preserved farm. Mr. Pogonowski thanked Ms. Trivellini for the plaque and the preservation of the family farm. Ms. Trivellini said she was proud of the Township for their efforts and was happy to preserve the farm.

Ms. Magne announced that the Village Library would host a multimedia presentation entitled "Non-Jewish Targets of the Third Reich" on Sunday, June 5, 2005.

Ms. Magne announced that shares for the Anchor Run Farm CSA were still available. The cost per share for Wrightstown residents was \$640.00.

REPORTS: County Commissioner James Cawley: Mr. Pogonowski introduced newly appointed Bucks County Commissioner James Cawley to Township Residents. Commissioner Cawley spoke on the Growing Greener II Initiative and took questions from residents.

Mr. Pogonowski asked if a second round of County-sponsored open space funding was included in Growing Greener II funding. Commissioner Cawley responded that the 1997 County bond issue funds were nearly entirely expended; although the County remained committed to preserving open space.

Mr. John Fowler of Wrightstown Road asked about the new proposed Courthouse in Doylestown. Commissioner Cawley answered that plans for the new Courthouse were ongoing.

Mrs. Debbie Meyer of Stoopville Road asked about County-wide flood mitigation efforts. Commissioner Cawley noted that the County had actively addressed flooding through acquisition and elevation of at-risk properties.

Mrs. Ruth Brown of Stoopville Road asked what the County policy was regarding public water and sewer. Commissioner Cawley stated that the County took no position; those issues should be in the hands of local governments.

Environmental Advisory Council Report: Mrs. Robin Hoy of Worthington Mill Road and a member of the Environmental Advisory Council reminded voters to support the Growing Greener II Initiative in the primary election. Mrs. Hoy thanked Boy Scout Troop #74 for clearing trails on Pheasant Lane and Eagle Scout Michael Dutko for the picnic benches at Anchor Run Farm.

Mrs. Hoy also asked that the Board of Supervisors approve the purchase of a sign for Anchor Run Farm. The sign was to be funded by a grant from the Department of Conservation and Natural Resources (DCNR). The cost of the sign was \$2,970.00. Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve the purchase of the Anchor Run Farm Sign from the Sign Studio for \$2,970.00. All were in favor.

Ms. Hoy thanked the Board and stated that the Anchor Run CSA had begun a Children's Garden. Those interested in joining the CSA could contact the farm at anchorruncsa.com.

Other reports submitted included: the Lingohocken Fire Company Report for April 2005; the District Justice Report for April 2005, with fines in the amount of \$961.63.

SOLICITOR'S COMMENTS: Sprint Conditional Use Hearing: Mr. Pogonowski opened the Sprint Spectrum PCS Conditional Use Hearing at 8:35 p.m., announcing that the hearing would be continued to 8:00 p.m. on Monday, May 23, 2005 at the Village Library Community Room at the Applicant's request. The meeting would not be televised. The hearing was closed at 8:35 p.m.

SUPERVISOR'S COMMENTS: Mr. Pogonowski reminded residents of two referendum questions on the May 17 primary ballot: the Growing Greener II initiative and a question regarding whether or not voters would favor Small Games of Chance throughout the Township.

Mr. Pogonowski called for public comment.

Mrs. Ruth Brown of Stoopville Road asked about notification of new subdivisions and how residents' rights could be protected. Mr. Pogonowski said that the Township Office voluntarily sent letters to residents located within 500 feet of any proposed land development. The law required that residents be notified in the case of Zoning Hearings or Conditional Use Hearings. At these types of hearings, residents' rights could be protected by requesting "party" status, which would be announced at the commencement of each hearing.

UNFINISHED BUSINESS: Gorski Minor Subdivision Preliminary/Final Plan: Ms. Piette presented a proposed Resolution outlining terms of approval for the Gorski Minor Subdivision. *Mr. Masenheimer made a motion, seconded by Ms. Magne, to approve Resolution #2005-966, approving the Gorski Minor Subdivision Final Plan and setting the terms for such approval. All were in favor.*

Gorski Planning Module: *Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Resolution #2005-967, the Gorski Minor Subdivision Planning Module. All were in favor.*

Toll/Varga Major Subdivision Preliminary Plan: Appearing for the Applicant, Toll Brothers was: Mr. Michael Palmer and Mr. Bruce Roth of Toll Brothers; Mr. Edward Murphy, Esquire; Mr. Wayne Kiefer of Tri-State Engineers.

The Board reviewed: a letter from Township Engineer Mario Canales of Pickering, Corts and Summerson, Inc. dated May 5, 2005; a letter from Township planner Judith Stern Goldstein of Boucher and James, Inc. dated May 9, 2005.

Issues discussed included: ownership of open space and detention basins; subdivision name; roadway improvements; fencing

Mr. John Fowler of Wrightstown Road asked if water testing had been completed. He requested buffering along the property line adjoining his property. He expressed concern that no agricultural soils were to be preserved. Mr. Fowler also requested that the developer address a hump in Wrightstown Road. Wrightstown Road was a high traffic route with poor visibility. The proposed traffic light for the intersection of Wrightstown Road and Route 413 should be installed prior to any occupancy of the two Toll subdivisions. He also stated that there was no public access to the open space areas.

Mr. David Dutko of Worthington Mill Road also suggested that the light be installed before development began.

Mrs. Brown of Stoopville Road asked if the Board would promise that the two developments (Toll/Varga and Toll/Hibbs) would not be tied into the same community septic system. Mr. Pogonowski assured Mrs. Brown that there was no intention of joining the two subdivisions into one system.

Ms. Piette was instructed to prepare a draft resolution for the next meeting. Mr. Kiefer was instructed to stake out the centerline of the proposed roadway.

Toll/Hibbs Subdivision Planning Module: Mr. Pogonowski stated that the proposed Planning Module for the Toll/Hibbs Subdivision had been recently received and was due to DEP by May 20. He noted that while the Board was exploring with Toll Brothers the possibility of converting the proposed drip irrigation system into a stream discharge into a constructed wetlands system. Toll had agreed to explore the option, provided that the drip irrigation proposal was approved and forwarded to DEP. Toll had recently designed a stream discharge in wetlands system for the Reeve Tract in Upper Makefield Township.

The current drip system would disturb vegetation along with trees that would have to be removed for the installation of the system.

Mr. John Fowler said that stream discharge into wetlands would allow for groundwater recharging and would not disturb the wooded area.

Mrs. Alice Bohmler of Stoopville Road asked where this system would be placed, and if the discharge water would be monitored.

Mr. Pogonowski said that the wetlands discharge area would be theoretically located near the Chapman Farm and that the water would be extremely clean and monitored routinely as part of the permit process.

Mrs. Brown asked for an explanation of the planning module approval process and asked that the Planning Module be denied. Mr. Pogonowski said that this was the first time a community system had been used in a development and, therefore, the Board was unsure of exact procedure. Mr. Pogonowski explained the procedures as he knew them: the Planning Module would go to DEP for their approval; a Part II Application would then be reviewed by the Township; the Township would approve the Phase II Application and forward it to DEP; the Township attorneys would review and work up documentation.

Mr. David Dutko asked if the stream discharge system would require the developer to recalculate stormwater compliance. Mr. Pogonowski said that the engineers would review that topic.

Mr. Ed Shapiro of Durham Road said that he felt stream discharge system was a better idea. He also noted that drainage along Route #413 needed to be addressed.

Mr. Pogonowski said that Toll Brothers would clean out ditches as part of the subdivision construction.

Mr. Masenheimer made a motion, seconded by Ms. Magne, to approve Resolution #2005-968, authorizing the Toll/Hibbs Planning Modules. All were in favor.

Simonds/Warner Meadows Resolution Revision: Heritage Building Group was having problems obtaining septic system permits for four of the twenty-six lots in the Warner Meadows Subdivision, resulting in delay of recording final plans. The developer had requested that the final plans be recorded. Heritage had agreed to continue pursuing permits for the lots, and would designate any lots that could not be permitted as open space dedicated to the Township or to be absorbed into adjoining lots. The proposed Resolution also allowed for Belgian block curbing.

Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Resolution #2005-969, amending the original Resolution for the Warner Meadows. All were in favor.

There being no further business or comment, Mr. Masenheimer made a motion, seconded by Ms. Magne, to adjourn the meeting at 10:40 pm. All were in favor.

Respectfully Submitted,

Eileen M. Bradley
Township Administrator

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