

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF MEETING OF MAY 17, 2004**

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 and Member/Treasurer Allen G. Masenheimer. Also in attendance were Township Solicitor Susan Piette of Terry W. Clemons & Associates and Township Administrator Eileen M. Bradley.

The Minutes of the Board of Supervisors Meeting of May 3 and Work Session Minutes of May 10, 2004 were accepted as presented.

Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve for payment Bills dated May 17, 2004 in the amount of \$206,207.47. All were in favor. Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Escrow Bills dated May 17, 2004 in the amount of \$162.44, for payment. All were in favor.

REPORTS: Mr. Pogonowski read the Lingohocken Fire Company Report for April 2004. Ms. Bradley reported that District Justice Fines for April 2004 were \$2,239.43.

SUPERVISOR'S COMMENTS: Smith Farm Acquisition: As part of settlement of litigation between Wrightstown Township and Eureka Stone Quarry, the Township had acquired the 18-acre Smith Farm located along the Neshaminy Creek in Rushland. On a motion by Ms. Magne, seconded by Mr. Masenheimer, the Board unanimously approved Resolution #890, setting a Conservation Easement on the property and insuring that the property would be used as farmland or open space in perpetuity. The Easement gave party status to the Board of Supervisors, the County and all Township residents.

ADMINISTRATORS COMMENTS: UCC Adoption: Ms. Bradley stated that the state mandated Uniform Construction Code (UCC) would need to be adopted by all municipalities in Pennsylvania by July 8, 2004. Ms. Bradley recommended to the Board that the proposed Township model be advertised for adoption at the June 7 meeting. On a motion by Ms. Magne, seconded by Mr. Masenheimer, the proposed ordinance was recommended for advertisement for adoption on June 7. All were in favor.

Planning Commission: Ms. Bradley notified the Board that Ms. Ethel Hibbs, Secretary to the Planning Commission, had tendered her resignation due to constraints on her time. On a motion by

Ms. Magne, seconded by Mr. Masenheimer, the resignation was unanimously accepted with regret. The Board thanked Mrs. Hibbs for her excellent work with the Commission. On a motion by Mr. Masenheimer, seconded by Ms. Magne, the Board appointed Ms. Bradley as Interim Secretary to the Planning Commission until a replacement for Ms. Hibbs could be found. All were in favor.

Swamp Road Culvert Replacement: Ms. Bradley had received a letter from the Pennsylvania Department of Environmental Protection (DEP), indicating that PADOT had received a permit from DEP to proceed with the Swamp Road Culvert Replacement Project. She pointed out that no letter was received from PADOT, their engineers or from DEP addressing Wrightstown's outstanding concerns over flooding at the proposed culvert. Mr. Pogonowski instructed Ms. Bradley to send a follow-up letter to DEP expressing concerns over the lack of compliance to Township ordinances.

Regional Coalition: Ms. Bradley said that a letter had been received from Lower Makefield inviting Wrightstown Township to participate in the Regional Coalition to discuss issues of concern to the region. Mr. Masenheimer made a motion, seconded by Mr. Pogonowski, to appoint Ms. Magne. The motion carried on a vote of two to zero, Ms. Magne abstaining.

Wastewater Management Seminar: The Board approved attendance at the Individual and Small Community Wastewater Systems Management Seminar Forum scheduled for June 16 for any members of boards and commissions that wished to attend. Ms. Bradley would coordinate plans.

Ms. Bradley had received a letter from a resident requesting that Township Engineers Pickering, Corts and Summerson, Inc. survey his property at his expense in connection with a neighbor dispute. The Board directed him to find another engineering firm, as it could be a conflict of interest if the problem should escalate.

There was no public comment at this time.

ROADMASTER/ROAD FOREMAN: 2004 Road Restoration Project:

Through coordination of the Board, Township Administrator and Township Engineer, a Five Year Road Restoration Program had been developed for all Township roads. The total cost of the entire five year project was estimated at \$600,000.00. The estimated

cost of the 2004 Phase was \$130,000.00. The schedule included repairs to drainage and road surfaces on: Cedar Lane, Penns Park Road, Park Avenue and the entire Wrenwood Section. Mr. Pogonowski instructed the Township Administrator to prepare bid documents and advertise for bids for the 2004 Road Restoration Project.

UNFINISHED BUSINESS: Reshetar 8-Lot Preliminary Subdivision

Plan: Appearing for the Applicant were: Mr. Brad Lare, Esquire, Mr. Robin Reshetar, owner, and Mr. Paul Dietz, P.E. of Urwiler and Walter. Remaining outstanding issues were discussed.

Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Resolution #891, setting terms and conditions for Preliminary Approval of the 8-Lot Reshetar/Park Avenue Major Subdivision, subject to approval by the Township Engineer and Planner. All were in favor.

Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Resolution #892, approving Planning Modules for the Reshetar/Park Avenue Subdivision. All were in favor.

NEW BUSINESS: Dwyer/Anchor Nursery Major Subdivision Sketch

Plan: Appearing for the Applicant was Mr. Robert Dwyer. Mr. Dwyer presented two sketches for consideration located on a parcel at Second Street Pike and Durham Road: Sketch #1 consisted of 17 building lots for single-family homes with on-lot wells and septic systems; Sketch #2 consisted of 35 lots for townhouses in a village setting with wells and a community septic system.

Mr. Michael Antonucci of Second Street Pike did not want to see townhouses and was concerned over wells and volume of traffic.

The Board preferred the 17 lot plan, but expressed concern over reverse frontage lots. Mr. Dwyer was instructed to make suggested changes and return to the Planning Commission.

Johnson/Vanni Major Subdivision Sketch Plan: Appearing for the Applicant were Mr. Rick Johnson and Mr. John Vanni, owners, and Mr. Al Demerick and Mr. Dan Winokur, engineers. The Applicant proposed seven building lots on two parcels in the Conservation Management (CM) Zoning District, located at 359/369 Brownsburg Road on 23.5 acres. One house existed, with six additional newly constructed homes planned.

Mr. Demerick proposed 5 lots on parcel #53-012-072-010 and 2 lots on #53-012-072-006. The remaining 10 acres would be dedicated and deed restricted open space.

Mr. and Mrs. Sheithauger of Brownsburg Road did not want Township owned open space, but preferred that the area be added to a lot, and then deed restricted.

Mrs. Sara Gormley of Brownsburg Road stated that the existing culvert was falling apart from erosion and was concerned that if the road was not graded properly, further erosion would occur.

Ms. Magne was concerned with the traffic impact on Brownsburg Road. Mr. Johnson was instructed to make suggested changes and return to the Planning Commission.

Proposed JMZO Amendments: The Joint Planning Commission requested input on several zoning ordinance amendments:

Proposed JMZO 2004-04: Conditional Uses/Special Exceptions: The Board was in agreement with the current draft and recommended no further changes.

Proposed JMZO 2004-12: A-6 Uses: Mr. Pogonowski suggested that the suggested acreage for nursery uses and number of allowable livestock should be further studied. The proposed amendment was tabled for further input.

Letters of Extension: The following Plan Review Time Limit Waivers were unanimously approved on a motion by Mr. Masenheimer, seconded by Ms. Magne: Datesman Major Subdivision Preliminary Plan; Gorski Major Subdivision Preliminary Plan; Loeffler Major Subdivision Preliminary Plan; Picard Major Subdivision Preliminary Plan; Dimmler Minor Subdivision Preliminary Plan; CVS Land Development Preliminary Plan.

PUBLIC COMMENT: Mr. Antonucci asked what the Township policy was for notification for developments, fencing and tree removal. Mr. Pogonowski said that notification was required for zoning hearings only. The Township provided voluntary notification of development to parcels within 500 feet of development. No notification was required for building permits such as fences or tree removals.

Mr. Antonucci asked if there was an ordinance restricting working hours, as the adjoining farmer created a lot of noise in early morning hours and on weekends. Mr. Masenheimer stated that agricultural uses would not be subject to any ordinance of that type.

Mr. Antonucci complained about a deer fence erected at the adjoining Anchor Run Farm. He felt the fence was unattractive and unnecessary. He would like to see plantings to buffer the fence from his yard. Ms. Magne stated that the Environmental Advisory Council had researched the use of the property and the fence extensively. There was a large deer population that needed to be removed from the farm fields. Native trees and shrubs would be planted shortly.

Mr. Antonucci expressed concern over the level of mowing at the Farm. Mr. Masenheimer said that the decrease in mowing was for naturalization, but that the Township Administrator would look into his concerns.

There being no further business or comment, Mr. Masenheimer made a motion, seconded by Ms. Magne, to adjourn the meeting at 10:15 p.m. All were in favor.

Respectfully Submitted,

Eileen M. Bradley
Township Administrator

Res. #891
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