

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF MEETING OF AUGUST 1, 2005**

The Wrightstown Township Board of Supervisors Meeting was called to order at 8:00 p.m. by Chairman 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 Supervisors Meeting of July 18, 2005 were accepted as presented.

Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Bills dated August 1, 2005 in the amount of \$81,519.73. All were in favor.

Ms. Magne noted that the regular Board of Supervisors Meeting of August 15, 2005 would be cancelled due to the upcoming Annual Middletown Grange Fair. The regular Board of Supervisors Meeting of September 5, 2005 would also be cancelled for Labor Day observance. The next scheduled Board of Supervisors meeting would be held on Monday, September 19, 2005.

The 57th Middletown Grange Fair will be held this year from Wednesday, August 17 to Sunday, August 21, 2005, at the Middletown Grange. All were encouraged to visit.

The Octagonal School would hold Open House the third Sunday of each month from May through October, from 1:00 p.m. to 5:00 p.m.

REPORTS: The Police Report for July 2005 was presented by Captain Moorhead of the Newtown Police Department. Additional Reports submitted included: the Code Enforcement Report for July 2005; and the Road Department Report for July 2005.

SUPERVISORS COMMENTS: Baldwin Zoning Hearing: Mr. Pogonowski announced that on Monday, August 8, 2005 at 8:00 p.m. in the Village Library, the Wrightstown Zoning Hearing Board would consider the application of James and Judith Baldwin of 1193 Swamp Road for a variance from setback requirements to erect a garage and elevator attached to their existing home. All interested parties were encouraged to attend.

The Board of Supervisors took no position on the application.

ADMINISTRATOR'S COMMENTS: Solar Installation Contract: Ms. Bradley said that the contract for the Solar Panel Installation

at the Anchor Run Farm was ready for execution, despite a minor administrative error that would be cleared up. *Ms. Magne made a motion, seconded by Mr. Masenheimer, to authorize execution of the contract. All were in favor.*

CVS Phase I Environmental Study: Ms. Bradley noted that County Builders had contacted Township Planners Boucher & James Engineers to perform a Phase I environmental study for the proposed CVS at the Old Anchor Inn site. Mr. Phil Getty of Boucher and James asked that the Township for permission to do the study. There were no objections.

Mr. Pogonowski asked for Public Comment.

Mr. John Rasiej of Cedar Lane asked the Board to reconsider allowing Boucher & James to do the Phase I Study for CVS. He believed that there could be a conflict of interest. Mr. Pogonowski said that it was not uncommon for Township engineering companies to do minor work such as environmental studies or lot surveys because there would be no land development issues.

UNFINISHED BUSINESS: Penns Park Associates Minor Subdivision: Appearing for the Applicant were Mr. Heath Dumack of Dumack Engineering and Mr. Don Marshall, Esquire.

A letter had been received from Del Val Soils indicating that preliminary testing indicated the possibility of a spray irrigation system on proposed lots. Fees in lieu of recreation improvements were deferred until the application would come in for Land Development. Removal of existing structures on vacant lots was agreed upon

Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Resolution #2005-976, approving the Preliminary/Final Subdivision Plan for Penns Park Associates/ARCCA. All were in favor.

Toll/Varga Major Subdivision Preliminary Plan: Appearing for the Applicant were Mr. Bruce Roth of Toll Brothers and Mr. James Takacs of Eastern States Engineering.

Mr. Masenheimer wished to prohibit stockade fencing on lots facing Wrightstown Road. Mr. Pogonowski asked that the fire

pond provide at least 30,000 gallons of water, and that a dry hydrant be approved by the Fire Marshal.

A traffic light to be installed at the intersection of Wrightstown Road and Route 413 in conjunction with another Toll subdivision (Hibbs) was requested to be installed prior to the issuance of the first Occupancy Permit for the Varga Tract. Mr. Robert Williams of Pickering, Corts and Summerson, Inc. asked if the Highway Occupancy Permits had been applied for from PADOT. Mr. Roth said that he had no authority to authorize the early installation of the traffic light. The issue was deferred until Final Plan approval.

Mr. Rasiej asked where access was to the proposed open space areas. The Applicant presented that information to him.

Mr. Masenheimer made a motion, seconded by Ms. Magne, to approve Resolution #2005-977, granting Preliminary Plan approval for the Varga Major Subdivision. All were in favor.

Toll/Hibbs Sewage Facilities Planning Module: Ms. Bradley noted that the Sewage Facilities Planning Module for a community stream discharge system for the Toll/Hibbs Subdivision had been received and reviewed by the Bucks County Planning Commission and the Bucks County Health Department. The Module was the second proposal for the subdivision and proposed a community stream discharge system into a constructed wetland. The Module had also been reviewed by the Township Engineer and she and Mr. Canales recommended Board approval.

Mr. David Dutko of Worthington Mill Road asked why the agreement was changed from drip irrigation to stream discharge if a drip system was indicated in the Stipulation Agreement. He also questioned why the discharge would not take place into a stream on the property, as opposed to what was proposed. He expressed concern that the increase in the amount of flow into the proposed stream would create flooding on his property.

Mr. Pogonowski explained that a stream discharge system would be a better system for this development, as no woodlands would be disturbed and the system would allow for additional capacity. Mr. Bob Williams of Pickering, Corts and Summerson, Inc. added that the discharge amount of 16,000 gallons per day would be equal to 1/10 of an inch of additional water

Ms. Magne made a motion, seconded by Mr. Masenheimer, to pass Resolution #2005-975, approving the Sewage Facilities Planning Module for Stream Discharge Community System for Toll/Hibbs Subdivision. All were in favor.

NEW BUSINESS: Johnson/Vanni Major Subdivision Preliminary Plan:

Appearing for the Applicant were Mr. Richard Johnson, owner of property and Mr. Al Demerich of D.S. Winokur Associates, Inc. Engineers. The Applicant proposed to subdivide parcels #53-012-072-010 and #53-012-072-006, located on Brownsburg Road in the Conservation Management (CM) District, into seven (7) building lots, one of which would contact an existing home. Restricted open space was also planned, along with a detention basin and a road ending in a cul-de-sac.

Several technical issues would be resolved with the Township Engineer. Waivers requested were: to allow a meadow mix to be planted in lieu of lawn material; to allow Belgian block curbing; to allow a fee in lieu of sidewalks and walkways.

Mr. Pogonowski suggested that the engineers walk the road frontage along Brownsburg Road to determine the type of frontage improvements needed

Ms. Magne asked who would maintain the detention basin. Mr. Johnson indicated that he preferred a Homeowner Association. Ownership remained unresolved. Mr. Pogonowski pointed out that the detention pond would need to hold a minimum of 30,000 gallons of water for fire service. A streetlight was agreed upon at the entrance to the subdivision in lieu of street lights throughout the development.

Subdivision and street names were deferred until Final Plan approval. Mr. Pogonowski asked Ms. Piette to draft a resolution for the next meeting.

Mr. Rasiej was concerned with traffic safety coming in and out of the subdivision. Mr. Williams said that the Applicant would have to meet sight distance requirements as part of the approval process.

Mr. Pogonowski called for additional Public Comment.

Mr. Dave Talton of Park Avenue asked if there was a noise ordinance in place to regulate motorcycle noises. He also asked

if the speed limit on Park Avenue through Wycombe could be reduced. Mr. Pogonowski said that there was no enforceable noise ordinance in place. He added that Mr. Talton could write to State Representative Mr. Scott Petri to ask for a change in legislation. The Township Engineers would review the possibility of changing the speed limit.

There being no further business or comment, Mr. Masenheimer made a motion, seconded by Ms. Magne, to adjourn at 9:45 p.m. All were in favor.

Respectfully Submitted,

Eileen M. Bradley
Township Administrator

Res. #2005-975
Res. #2005-976
Res. #2005-977