

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF MEETING OF AUGUST 2, 2004**

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, Township Solicitor Susan Piette of Terry W. Clemons & Associates and Township Administrator Eileen M. Bradley. Member/Treasurer Allen G. Masenheimer was absent.

The Minutes of the Board of Supervisors Meeting of July 19, 2004 and Work Session Minutes of July 26, 2004, were accepted as presented.

Ms. Magne made a motion, seconded by Mr. Pogonowski, to approve Bills dated August 2, 2004 in the amount of \$8,976.00. All were in favor.

Ms. Magne announced that the Board of Supervisors Meetings for August 16 and September 6, 2004 would be cancelled. The next Board meeting would be held on September 20, 2004.

REPORTS: Chief Martin Duffy of the Newtown Police Department submitted the Police Report for July 2004. There were 134 service calls to Wrightstown. Chief Duffy noted that Newtown Police were cooperating with Buckingham Township Police to step up enforcement along the Swamp Road detour route.

Ms. Bradley announced that Swamp Road would be closed indefinitely from Route 232 to Mill Creek Road due to a landslide at the Better Materials Penns Park Quarry on July 29, 2004. The Pennsylvania Department of Environmental Protection (DEP) had ordered a geological study of the entire area, due by the end of the month.

Ms. Bradley noted that detour signs along northbound Routes 232 and 413 were inadequate. She would meet with PADOT to discuss additional regulatory and advisory signage for Mill Creek Road and Township Line Road and the possibility of a temporary traffic light system at the intersection of Route 232 and Penns Park Road. The Council Rock School District Transportation Department said that there would be no interruption of service or changes in their school routes for the upcoming school year.

Ms. Bradley also warned residents about removing barricades at the road closure site or going behind the fence at Better Materials Quarry. Violators would be prosecuted.

Mr. Mark Shablin of Swamp Road questioned the right of enforcement for those trespassing along the closed road.

Mr. Wes Walcott of Mill Creek Road said that truck traffic on Penns Park Road was restricted to local deliveries, and thanked the Board and police for additional enforcement.

The Code Enforcement Report for July 2004 was also accepted.

SOLICITOR'S REPORT: Eastburn Farms: Ms. Piette noted that Select Properties had been issued three extensions for punch list repairs over the last two years. They were requesting an additional thirty day extension to complete the remaining work.

Mr. Pogonowski said that he would agree to the developer starting work within the next two weeks, with completion within the next thirty days.

SUPERVISOR'S COMMENTS: Ordinance Review Committee: Mr. Pogonowski made a motion, seconded by Ms. Magne, to approve Resolution #908, establishing the Wrightstown Ordinance Review Committee and appointing personnel to same. Committee members would include Township Administrator Eileen Bradley, Code Enforcement Officer Ted Middleman, Robert Lloyd, Charles Doherty of Pickering, Corts and Summerson, Inc., Terry Clemons, Esquire, and Chester Pogonowski. All were in favor. The first order of business would be the review of the current subdivision ordinance.

Regional Traffic Planning Task Force: Ms. Magne announced that certain attendees of the Regional Traffic Task Force had requested the hiring of a recording secretary for its meetings. Would the Wrightstown Board of Supervisors be agreeable to share the costs of hiring a secretary to take minutes for placement on a web site? Mr. Pogonowski noted that the proposal could be complicated and that the Task Force was not required to take minutes as their role was merely advisory. He would be agreeable up to \$200.00 per year.

Mr. Pogonowski also announced that the Jointure meeting for August had been cancelled. The next meeting would be held on September 9, 2004 at the Upper Makefield Township Building.

ADMINISTRATOR'S COMMENTS: Simonds-Weichec/Warner Meadows: Ms. Bradley said that developer Heritage Building Group had executed a Sewage Operation and Maintenance Agreement and posted escrow for the Warner Meadows Subdivision which must be executed by the Board. Ms. Magne made a motion, seconded by Mr. Pogonowski, to approve Resolution #910, approving the Agreement. All were in favor.

PUBLIC COMMENT: Mr. Mark Shablin expressed concern over recent news coverage of fines issued to Better Materials and Eureka Quarries for fugitive emissions. Better Materials had experienced the recent rock slide. PADOT was neglectful in maintaining its stormwater system along Swamp Road. Was the area of the landslide being monitored periodically? Are guidelines for quarries adequate? How often are they inspected? Mr. Shablin suggested that an oversight committee that included residents be formed.

Mr. Pogonowski noted that the fugitive emissions fines were for past violations. There was a 300 foot setback required per the Joint Municipal Zoning Ordinance. The Swamp Road section predated the current ordinance and the quarry was permitted to mine within 50 foot of the property line. The Township had won litigation resulting in the maintenance of the 300 foot setback.

Mr. Pogonowski also noted that an oversight committee might not be enforceable under current law and wouldn't work without full cooperation from all three quarries, but was worth investigating.

ROADMASTER/ROAD FOREMAN: Winter Maintenance Agreement: Ms. Bradley noted that due to time constraints, the Board of Supervisors had approved Resolution #907, authorizing the PADOT 2004-2005 Winter Road Maintenance Agreement at the July 19, 2004 Work Session.

UNFINISHED BUSINESS: Reshetar/Park Avenue Major Subdivision Final Plan: Appearing for the Applicant were Developer Robin Reshetar, Brad Lare, Esquire, and Engineer Paul Dietz of Urwiler and Walter.

Ms. Piette stated that the Applicant proposed an eight (8) lot subdivision of parcel# 53-002-001-002.

Ms. Magne expressed displeasure over the words "Estates of" in the subdivision name. The Applicant agreed to "Park Hill" Subdivision.

Further detail would be provided by Mr. Dietz for the fire water storage tanks. A paper plan marked "not to be recorded" would be executed by the Board to allow the Applicant to proceed with application for septic permits from the Bucks County Board of Health. A streetlight would be provided at the intersection of Park Avenue and Perry Lane only.

Ms. Magne made a motion, seconded by Mr. Pogonowski, to approve Resolution #909, approving and setting the conditions of approval for the Final Subdivision Plan for Park Hill. All were in favor.

Ms. Piette would draw up all appropriate documents for execution.

NEW BUSINESS: Toll/Varga Major Subdivision Sketch Plan:

Appearing for the Applicant were Mr. Michael Palmer and Shawn Swanson of Toll Brothers, Inc. and Mr. Wayne Kiefer of Eastern States Engineers.

Toll Brothers proposed to subdivide the 78.34 acre parcel, Tax Map Parcel #53-012-075 located on Wrightstown Road in the Conservation Management (CM) District, into 22 lots for single family dwellings. The plan included 25 acres of open space in 2 lots. Lots ranged from 1.34 to 3.05 acres in size, and proposed individual on-lot wells and septic systems.

The Board discussed buffering, preservation of agricultural soils and woodlands, configuration of lots, lot sizes, and onsite water for fire use. The Board preferred a homeowner to maintain the detention basin, not the Township.

Ms. Magne expressed an interest in walking the woodlands with the Board and the Planning Commission.

There was no public comment at this time.

ESCROW RELEASES: The Board unanimously approved the following Escrow Release on a motion by Ms. Magne, seconded by Mr. Pogonowski: ARCCA Release #4 of \$10,259.25, leaving a \$3,000.00

balance for completion of two outstanding issues with a completion deadline of one year.

Mr. Bill Peterson of Swamp Road inquired into a traffic light at Worthington Mill Road, Wrightstown Road and Durham Road. Mr. Pogonowski said that the traffic light for that intersection was being designed and paid for by Toll Brothers as part of the development of the Hibbs Tract.

There being no further comments or business, Ms. Magne made a motion, seconded by Mr. Pogonowski, to adjourn the meeting at 9:32 p.m. All were in favor.

Respectfully Submitted,

Eileen M. Bradley
Township Administrator

Res. #907
Res. #908
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