

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF MEETING OF OCTOBER 2, 2006**

The Wrightstown Township Board of Supervisors Meeting was called to order at 7:30 p.m. by Chair Chester S. Pogonowski. In attendance were Vice Chair Jane B. Magne, Member/Treasurer Robert S. Lloyd, Township Solicitor Terry W. Clemons and Township Administrator Eileen M. Bradley.

The Minutes of the Board of Supervisors Meetings of September 18, 2006 and September 25, 2006 were accepted as presented.

*Ms. Magne made a motion, seconded by Mr. Lloyd, to approve Bills dated October 2, 2006 in the amount of \$37,471.26. All were in favor.*

REPORTS: Captain Norman Moorhead of the Newtown Township Police Department submitted the Police Report for the month of September, 2006.

Supervisor Pogonowski reported on the Code Department Report for the month of September, 2006.

Mr. Scott Anderson, Chair of the Environmental Advisory Council (EAC), reported on recent activities of the Council, including: naming of streams, crop damage from the increase in deer population; the Bucks County Audubon Society seminar on tree preservation.

EAC Member Robin Hoy reported that the EAC would be working on a tree replacement ordinance. Ms. Hoy also discussed the Foodshed Alliance which was instituted to promote farms and farming, and recently conducted a Harvest Festival at the Middletown Grange Fairgrounds. The Alliance was a non-profit organization of farmers, landowners, restaurateurs, and concerned citizens that wished to promote locally grown food.

Ms. Hoy said that the Anchor Run Farm was a model in the State and the region. The EAC was encouraging an expanded vision so that more residents might be availed of fruits and vegetables on a year-round basis. The Council asked the Board to consider allowing the Farmhouse on the Anchor Run Farm property to be rented to the Alliance for purposes of: use for intern housing; the Alliance applying for grants to renovate the Farmhouse to make it ADA compliant; using the Farmhouse for seminars, education, workshops. In exchange for rental income, the Alliance would maintain the entire Anchor Run property.

Resident farmer William Serwell of Cherry Lane stated that organic farming was not the only viable farming option. He stated that the main problem farmers faced was the deer population.

EAC Member Mr. John Fowler of Wrightstown Road stated that the CSA at Anchor Run Farm was a benefit for all residents. He encouraged the Environmental Advisory Council's proposal, as it would remove Wrightstown Township from the "landlord business", the houses would be preserved and the Township would be promoting farming.

**SOLICITOR'S REPORT: Webb Conservation Easement:** Mr. Clemons stated that after working with the landowner for over two years, the Township and the Bucks County Agricultural Preservation Board had reached an agreement with Gail Webb to purchase a conservation easement on twenty acres of her property, Kantagree Farm, along Swamp Road and adjacent to the Cohen property, with an appraised value of \$330,000.00. The County would contribute \$12,000.00 per acre, or \$240,000.00; the Township would contribute \$4,500.00 per acre, or \$90,000.00.

*On motion of Ms. Magne, seconded by Mr. Lloyd, the Board adopted Resolution #2006-051, approving the acquisition and establishing parties authorized to settle on the property. All were in favor.*

**SUPERVISOR'S COMMENTS:** Ms. Magne reported that she had attended the dedication of The Garden of Reflection 911 Memorial on Woodside Road in Lower Makefield Township, honoring the residents living in the area who died in the September 11, 2001 terror attacks on the nation.

**ADMINISTRATOR'S COMMENTS: Verizon Cable Franchise Agreement:** Ms. Bradley stated that Verizon would appear at the October 9 Work Session to review a proposed cable franchise agreement scheduled for possible adoption on October 16, 2006. Mr. Pogonowski indicated concern that delays by Verizon would prohibit the Township from adopting an ordinance prior to state and federal regulations, and wished to adopt something so that regulations were in place before the state or federal government enacted their legislation.

*On motion of Mr. Pogonowski, seconded by Ms. Magne, with Mr. Lloyd abstaining due to his employment by Verizon, Mr. Clemons*

was authorized to advertise two ordinances: the proposed Verizon draft that the Bucks County Consortium had negotiated; and a modified version of the existing Comcast Cable Franchise Ordinance.

**Guest ROW Acquisition:** Ms. Bradley noted that due to time constraints, the Board had enacted a resolution at the September 25 Work Session authorizing acquisition in-lieu-of condemnation of Right-of-Way along Durham Road of a portion of land owned by Victoria Guest for the installation of a traffic light at the intersection of Route 413 (Durham Road) and Wrightstown Road. Settlement on the acquisition was scheduled for October 5, 2006.

**Highlands at Chapman Corner:** Ms. Bradley also announced that the Board of Supervisors had executed corrected documents at the Work Session of September 25 for the approved Highlands at Chapman Corner Subdivision.

**Chippewa Farm Renovation Project:** Ms. Bradley gave a status report on the Chippewa Farm Renovation Project.

Change Orders: To expedite the project, Ms. Bradley recommended that the Board set terms for approval of Change Orders. *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all members present, Resolution #2006-052 was approved, authorizing the Township Administrator to approve Change Orders up to a limit of \$5,000.00 per order not to exceed \$20,000.00 without Board approval. This policy would not exclude disclosure to the Board.*

Telephone Equipment and Wiring: Ms. Bradley was in receipt of two quotes from Thompson Networks for telephone equipment at \$7,090.00 and wiring and cabling for \$6,828.00.

Mr. Fowler noted his experience and commended contracting with Thompson. *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all members present, to approve both contracts for a total of \$13,918.00.*

Construction Loan: Ms. Bradley said that First National Bank of Newtown had issued a Commitment Letter for a non interest bearing 30-year loan of \$1,300,000.00 at a fixed rate of 4.25%. After ten years, the loan would require refinancing. The loan would be paid back by a sinking fund with an early payment option.

Chairman Pogonowski noted that the Township was planning to divest itself of some real property to offset the debt service. Additionally, a survey of residents would be mailed shortly along with the fall Township newsletter to garner resident input.

**Wilkins-Wons Subdivision:** Ms. Bradley noted that the Wilkins-Wons Subdivision punch list submitted by Pickering, Corts and Summerson, Inc. consisted of minor items which the Township could complete. She suggested that an extension be granted to October 16. Mr. Clemons would correspond with the developer to secure bond certification.

**PUBLIC HEARING: Proposed Realty Tax Transfer Ordinance:** *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all members present, Ordinance #244 was adopted amending the Realty Transfer Tax Ordinance fixing the maximum rate and allowing Bucks County to collect delinquent taxes on the Township's behalf.*

Mr. Pogonowski called for public comment.

Mrs. Janice Shimek of Thompson Mill Road commented on the number and sizes of numerous signs promoting sale of houses at Matthews Ridge during week-ends, as well as signs advertising the Toll Brothers, Inc., development. She shared concerns relating to broken concrete curbing which had been damaged by construction truck traffic at Brownsburg Road and Route 413. Ms. Bradley stated that the Township Engineer and the Code Enforcement Officer would investigate the problems.

**PUBLIC HEARING: Sprint Spectrum PCS Conditional Use Application:** Chairman Pogonowski opened the Sprint Spectrum PCS Conditional Use Hearing at 8:55 p.m., noting that the hearing had been continued from May 23, 2005. Mr. Lloyd stated that he would abstain from voting on this matter to avoid a conflict of interest as he was employed by Verizon. A stenographic record of the proceedings was taken.

After lengthy discussion, at 10:10 p.m. the hearing was continued to October 16, 2006. Mr. Clemons would draft a decision and circulate to the Board.

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

Respectfully Submitted,

Eileen M. Bradley  
Township Administrator

Ord. #244  
Res. #2006-051  
Res. #2006-052