

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF MEETING OF OCTOBER 3, 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 Terry W. Clemons of Terry Clemons Associates.

The Minutes of the Board of Supervisors Meeting of September 19 and 26, 2005 were accepted as presented.

Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Bills dated October 3, 2005 in the amount of \$89,068.72. All were in favor.

Ms. Magne announced that the Board met in Executive Session during its Work Session on Monday, September 26, 2005 to discuss land acquisition issues.

REPORTS: The following reports were accepted as presented: The Code Enforcement Report for September 2005; and the Road Department Report for September 2005.

SOLICITORS COMMENTS: Mr. Clemons thanked everyone for their best wishes for a speedy recovery from his recent bicycle accident.

SUPERVISORS COMMENTS: CVS Wrightstown Zoning Hearing Board Application: Mr. Pogonowski said that the Wrightstown Zoning Hearing Board would hold a hearing on Wednesday, October 12, 2005 at 8:00 p.m. in the Village Library to hear the application of Angelo and Denise Evangelista and Michael C. Meister for a series of variances from the Joint Municipal Zoning Ordinance for the property located at Second Street Pike and Durham Road, formerly known as the Old Anchor Inn in the Village Commercial (VC-2) Zoning District. The applicant proposed to construct a CVS Pharmacy.

Mr. John Rasiej of Cedar Lane was concerned about the increase in traffic and asked if a traffic study had been required of the applicant. Mr. Pogonowski said that a traffic study was not required.

Mr. Pogonowski made a motion, seconded by Mr. Masenheimer, to send the Township Solicitor to represent the Township interests at this meeting. All were in favor.

Macry Wrightstown Zoning Hearing Board Application: The Wrightstown Zoning Hearing Board would hold an additional hearing immediately following the above hearing to review the application of Nicholas P. Macry for a variance from lot size requirements and minimum setback requirements of the Joint Municipal Zoning Ordinance to construct a single family home on the property located at 1087 Mill Creek Road in the Village Residential (VR-1) Zoning District.

Mr. Pogonowski made a motion, seconded by Mr. Masenheimer, to send the Township Solicitor to the hearing to oppose the application. All were in favor.

Lucerne Wrightstown Zoning Hearing Board Application: A variance had recently been granted to Mr. & Mrs. John Lucerne to install a swimming pool on their property on Ridge Avenue. Mr. Pogonowski asked Mr. Clemons to draft a letter to Wrightstown Zoning Hearing Board Solicitor James McNamara requiring that the pool be filled by water tanker truck.

Deer Hunt: Mr. Pogonowski announced that the Pennsylvania Department of Conservation and Natural Resources (DCNR) would conduct a one-day White Tail deer hunt at Tyler State Park on December 6, 2005. The hunt would be limited to 125 hunters only.

ADMINISTRATORS COMMENTS: Anchor Run Farm Wrightstown Zoning Hearing Board Application: Ms. Bradley said that the tenant farmers at the Anchor Run Farm asked to erect an 8 foot-deer fence border Second Street Pike to protect their crops. Ms. Bradley noted that the fence would require a variance from the Wrightstown Zoning Hearing Board and recommended to the Board to submit an application on the tenants' behalf.

Ms. Magne made a motion, seconded by Mr. Masenheimer, to authorize submission of the application to the Wrightstown Zoning Hearing Board. All were in favor.

2005-2006 Salt Bids: Ms. Bradley stated that the Bucks County Consortium Road Salt Bids were received, with International Salt Co. LLC (ISCO) as the low bidder at \$45.77 per delivered ton of bulk road salt.

Mr. Masenheimer made a motion, seconded by Ms. Magne, to award the 2005-2006 salt contract to ISCO. All were in favor.

Ferrence Septic Operation and Maintenance Agreement: Ms. Bradley said that a Septic Operation and Maintenance Agreement for a small flow system for the Ferrence property on Cherry lane required execution by the Board.

Mr. Pogonowski called for public comment.

Mr. David Dutko of Worthington Mill Road asked the Board to clarify comments made by Dr. Mercuri at an Upper Makefield Township Meeting that DEP no longer approved various septic systems since June 1, 2005. Mr. Pogonowski said that drip and A/B systems were allowed on individual, private lots only as repairs to existing failing systems. For new development, DEP would only accept sand mounds, spray irrigation, and small flow systems.

UNFINISHED BUSINESS: Johnson/Vanni Major Subdivision

Preliminary Plan: Appearing for the Applicant were: Mr. Rick Johnson, Owner/developer; and Mr. Al Demerick of Winokur Engineering.

Discussion centered on the following: type of detention basin to be installed and accompanied by a maintenance manual; curbs to be constructed of Belgian block; fees in lieu of sidewalks. It was agreed that the fee in lieu of installing interior sidewalks would be \$17,000.00.

Mr. John Rasiej asked if there would be maintenance escrow for basin maintenance. Mr. Clemons said that escrow would be established for all aspects of the development.

Mr. Masenheimer made a motion, seconded by Ms. Magne, to approve Resolution #2005-980, setting the terms of approval for the Johnson/Vanni Major Subdivision Preliminary Plan. All were in favor.

Szarko/Penns Park Minor Subdivision Preliminary/Final Plan:

Appearing for the Applicant was Mr. Heath Dumack of Dumack Engineering. The Applicant proposed to create two building lots on a 3.26 acre parcel in the Country Residential (CR-1) Zoning District. One lot contained an existing house with an addition

under construction that exited onto Penns Park Road. The second lot would also exit onto Penns Park Road.

Review letters were discussed, emphasizing stormwater management issues. The Applicant had scheduled a meeting with the Township Engineer to resolve outstanding stormwater issues.

Mr. Pogonowski made a motion, seconded by Ms. Magne, to deny the Plan based on the Pickering, Corts and Summerson, Inc. review letter of August 28, 2005 as recommended by Mr. Clemons, pending submission of a Letter of Extension. All were in favor.

Mr. Pogonowski called for public comment.

Mr. John Rasiej asked for background on the façade easement at 780 Penns Park Road. Mr. Pogonowski explained that the easement was designed to stop a developer from tearing down the existing house. Mr. Clemons noted that the Township was satisfied that the contractor's renovation plans conformed to the spirit of the easement.

There being no further business or comment, Mr. Masenheimer made a motion, seconded by Ms. Magne, to adjourn the meeting at 9:50 p.m. All were in favor.

Respectfully Submitted,

Eileen M. Bradley
Township Administrator

Res. #2005-980