

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISOR
MINUTES OF MEETING OF OCTOBER 16, 2006**

The Wrightstown Township Board of Supervisors was called to order at 7:30 p.m. by Chair Chester S. Pogonowski. In attendance were Vice-Chair Jane B. Magne, Township Administrator Eileen M. Bradley, Township Engineer Mario Canales and Township Solicitor Susan Piette. Member/Treasurer Robert S. Lloyd was absent.

On motion of Ms. Magne, seconded by Mr. Pogonowski, Minutes of Meetings held on October 2 and 9, 2006 were accepted as presented.

On motion of Ms. Magne, seconded by Mr. Pogonowski, Bills dated October 16, 2006 in the amount of \$111,656.29 were approved for payment. All were in favor. On motion of Ms. Magne, seconded by Mr. Pogonowski, Escrow Bills dated October 16, 2006 in the amount of \$10,537.29 were approved for payment. All were in favor. On motion of Ms. Magne, seconded by Mr. Pogonowski, interfund transfers of \$60,000.00 were approved. All were in favor.

REPORTS: Reports submitted for September 2006 included: Engineer's Report; Lingohocken Fire Company Report; District Justice Report with fines totaling \$797.21.

SUPERVISORS' COMMENTS: Open Space Bond Referendum: Mr. Pogonowski announced that an Open Space Bond Referendum Question would appear on the Election Day Ballot on November 7, 2006 asking if residents would approve incurring additional debt to raise funds for the acquisition of easements and open space. He stated that approximately 760 acres had been saved from development using funds from prior Open Space Bonds, with an additional 160 acres of open space being contributed by developers or individual property owners.

ADMINISTRATOR'S COMMENTS: Wons Subdivision: Ms. Bradley stated the punch list for the Wilkins/Wons Subdivision was being addressed by the developer presently, and that she recommended preparing to accept dedication of Warner Way prior to the winter season. Ms. Piette was instructed to prepare documentation for the next meeting.

Chippewa Farm Renovation Update: Ms. Bradley noted that renovation of the new municipal offices at Chippewa Farm had begun, with some notable changes to plans: a structural

weakness was discovered for which a steel beam had been required to be installed to support the roof structure which generated a change-order for \$13,792.00, approved by the Board.

Anchor Run Farm Septic System Installation: Ms. Bradley reported that the Township had requested bids for the installation of a replacement drip irrigation septic system for the residences at Anchor Run Farm, with bids to be received on October 11, 2006. No bids were received, however, so she had re-advertised for new bids to be opened October 30, 2006.

PUBLIC HEARING: Verizon Cable Franchise: Mr. Pogonowski opened a Public Hearing to consider adoption of an ordinance granting a Cable Franchise to Verizon. Appearing on behalf of Verizon was: Mr. Daniel J. Reavy, Verizon Director of External Affairs; Mr. Edward Butts, Verizon Franchise Manager; and Ms. Virginia Mangum, attorney for Verizon.

Discussion between Supervisors and Representatives centered on new competition within the market, installation, up-grades to the telephone services and timing of complete build-out. Wrightstown Township was part of two wire centers: the Newtown center, which included exchanges 968 and 860 and incorporated about 15% of the Township and would be built out within two years; and the Pineville center, which included the 598 exchange that incorporated the majority of the Township (85%) and would be built out from 5 to 10 years. Within time, 100% of the Township would be built out, sooner if the market warranted it.

Mr. Pogonowski questioned when PEG channels would be up and running throughout the entire Township. Mr. Butts noted that all PEG channels would be carried by Verizon in time, whether through a contract with Comcast for transmission, or through Verizon originating transmission. Either way, the end user would see no difference.

Emergency Alert Broadcast services would be accessed through the Bucks County Emergency Management under PEMA regulations.

Ms. Magne emphasized that the franchise called for build-out over ten years, and that 30-homes per mile was the criteria for provision of services.

Mr. Pogonowski called for public comment.

Mr. David Dutko of Worthington Mill Road inquired about the cost for cable services. Mr. Reavy noted that cost of service would be driven by the market.

On motion of Mr. Pogonowski, seconded by Ms. Magne, and approved by all members present, Ordinance #245, the Verizon Cable Franchise Ordinance, was approved.

PUBLIC HEARING: JMZO #2006-18: Federal Cemetery Overlay

District: Appearing on behalf of the proposed Zoning Ordinance amendment was: Mr. John Rice, Esquire, Upper Makefield Township Solicitor and author of the proposed amendment; and Toll Brothers Solicitor Edward Murphy.

Mr. Rice Murphy gave details of several proposed developments and a proposed national cemetery, located in the Dolington section of Upper Makefield Township on land owned by the Dolington Land Group and part of Newtown Township. The Federal Cemetery Overlay Amendment would allow the installation of a federal cemetery and two proposed subdivisions. Should the cemetery deal with the Veteran's Administration (VA) not come to fruition, the underlying existing zoning would remain in place.

Ms. Magne motioned approval of the proposed Ordinance, seconded by Mr. Pogonowski, who asked residents for comments.

Ms. Jane Johnson of Upper Makefield Township, expressed concern over acreage on certain property lines, testing for contaminated properties within the proposed boundaries and requested the testing of water on all properties included within the overlay district. She requested consideration to delay the passage until reports had been received. Mr. Pogonowski noted that such matters would be addressed in the Land Development Application process through the subdivision ordinances of relevant townships.

All members present unanimously approved the motion to adopt Ordinance #246, Joint Municipal Zoning Ordinance Amendment 2006-18: Federal Cemetery Overlay District.

PUBLIC HEARING: Sprint Spectrum PCS Conditional Use: Mr. Pogonowski opened the Sprint Spectrum PCS hearing. *By motion of Ms. Magne, seconded by Mr. Pogonowski, the hearing was continued until November 6, 2006. All were in favor.*

There was no public comment offered at this time.

ROADMASTER/ROAD FOREMAN REPORT: *By motion of Ms. Magne, seconded by Mr. Pogonowski and approved by all members present, the 2006-07 Salt Bid was awarded to Cargill, Inc., at a rate of \$44.03 per ton (delivered). The contract was duly advertised as part of the Bucks County Consortium.*

NEW BUSINESS: JMZO Amendment #2006-06: Accessory Winery: *On motion of Ms. Magne, seconded by Mr. Pogonowski and approved by all members present, proposed Joint Municipal Zoning Ordinance Amendment #2006-06: Accessory Winery was recommended for advertisement for adoption.*

JMZO Amendment #2006-13: B-19 Use Creation: *On motion of Ms. Magne, seconded by Mr. Pogonowski and approved by all members present, proposed Joint Municipal Zoning Ordinance Amendment #2006-13: B-19 Use Creation was recommended for advertisement for adoption.*

Escrow Release: Highlands at Chapman Corner: *On motion of Ms. Magne, seconded by Mr. Pogonowski and approved by all members present, Escrow Release #2 in the amount of \$170,258.78 was authorized for the Highlands at Chapman Corner Subdivision, leaving a balance of \$1,940,445.02.*

There being no further business or comment, on motion of Ms. Magne, seconded by Mr. Pogonowski and approved by all members present, the meeting was duly adjourned at 8:35 p.m.

Respectfully submitted,

Ethel Hibbs
Recording Secretary

Ord. #245
Ord. #246