

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF MEETING OF NOVEMBER 7, 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, Treasurer/Member 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 October 17 and 24, 2005 were accepted as presented.

Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Bills dated November 7, 2005 in the amount of \$77,758.06. All were in favor. Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Escrow Bills dated November 7, 2005 in the amount of \$12,801.17. All were in favor.

ANNOUNCEMENTS: Ms. Magne announced that the Board had met in Executive Session earlier that evening at 7:30 p.m. to discuss litigation and land acquisition issues.

Ms. Magne noted that the Annual Fall Road Inspection was held Saturday October 29, 2005.

She reminded residents that November 8, 2005 was Election Day. All residents were urged to vote.

REPORTS: Captain Norman Moorhead of the Newtown Police Department submitted the Police Report for October 2005. Officer Paul Deppi reported on recent Traffic Detail activities. He explained that education and enforcement were showing noticeable improvements in traffic violations. More trucks were being stopped with fewer violations. A large-scale truck blitz was scheduled for later this month.

Mr. Pogonowski asked that residents write or call their State Representatives supporting Radar use for Township Police.

Mr. John Rasiej of Cedar Lane asked Officer Deppi to explain Vascar details.

Mr. Pogonowski noted that the Wrightstown Township Radar Speed Board was recently burglarized while stationed on Mud Road. Anyone with any information was asked to contact the Township Office or Newtown Police Department.

Mrs. Carol Oughton of the Park and Recreation Committee thanked those who participated in the Annual Harvest Festival.

Additional Reports submitted included: Lingohocken Fire Company Report for October 2005; Code Department Report for October 2005; and Road Department Report for October 2005.

SUPERVISORS COMMENTS: Wrightstown Township/Anchor Run Farm

Zoning Hearing Application: Mr. Pogonowski announced that the Wrightstown Zoning Hearing Board would hold a hearing on Wednesday, November 9, 2005 at 8:00 p.m. in the Village Library to hear the application of Wrightstown Township for a variance from front yard fence height requirements for the property located at 2576-2578 Second Street Pike, known as Anchor Run Farm in the Country Residential (CR-1) Zoning District. The applicant proposed to erect an eight-foot deer fence along Second Street Pike. Interested parties were invited to attend.

Mr. Bill Serwell of Cherry Lane commented that the Township should set up some kind of deer control if fences were to keep going up.

Mrs. Lynn Bowen of Park Avenue said that when a deer fence goes up, deer move to the next area. She also asked for deer control.

ADMINISTRATOR'S COMMENTS: Hazard Mitigation Plan: Ms. Bradley stated that the Federal Emergency Management Agency (FEMA) had set down regulations requiring municipalities to institute a Hazard Mitigation Plan in order to receive future FEMA funding. The Bucks County Planning Commission had formed a committee to create a county-wide Hazard Mitigation Plan. Ms. Bradley recommended that the Township authorize cooperation with the County Plan. Once the Plan was created, the Township could choose whether or not to adopt the plan.

Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Resolution #2005-988, authorizing cooperation with the Bucks County planning Commission and their creation of a Hazard Mitigation Plan. All were in favor.

PUBLIC HEARING: JADCO/Sterling Limousine Conditional Use Application: Appearing for the applicant, JADCO/Sterling Limousine was Mr. Don Marshall, Esq., Mr. Heath Dumack of Dumack Engineering, and Mr. John Donohoe, Jr., owner. The Applicant

proposed to locate 11,500 square feet of outside limousine storage (an E-3 Use) on parcel #53-012-006-004. A stenographic record of the hearing was taken.

On motion of Mr. Masenheimer, seconded by Ms. Magne, Ms. Piette was authorized to prepare a resolution outlining conditions of a temporary E-3 Use for the limousine company. All were in favor.

Proposed Grinder Pump Ordinance: Ms. Bradley recommended approval for an Ordinance regulating the installation, use and maintenance of septic grinder pumps. There were several grinder pumps proposed in connection with the Datesman and Chapman Corners (Toll/Hibbs) community sewage treatment plants.

Mr. John Rasiej of Cedar Lane asked who would pay for the installation and maintenance of the pumps. Mr. Pogonowski said that costs would be covered by the developer until such time as the sewage treatment plants were dedicated to the Township. Costs would then be passed on to the users of the system only.

Mr. Michael Hoy of Worthington Mill Road commented on the design of the treatment plants. Mr. Pogonowski noted that final construction plans had not been submitted or reviewed to date.

Mr. Masenheimer made a motion, seconded by Ms. Magne, to approve Ordinance #235, the Grinder Pump Ordinance. All were in favor.

There was no public comment at this time.

UNFINISHED BUSINESS: Gorski Subdivision Resolution Revision:

The Applicant for the Gorski Minor Subdivision, which had received Final Approval on May 16, 2005, had requested revisions to the Land Development and Financial Security Agreement (LDFSA) to allow for stormwater management escrow charges to be collected prior to issuance of building permits, and not before recording of Record Plans.

Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Resolution # 2005-989, amending approval of the Final Subdivision Plans for the Gorski Minor Subdivision. All were in favor.

NEW BUSINESS: CVS Land Development Preliminary Plan: Appearing for the Applicant CVS/County Builders were Mr. John VanLuvanee, Esq., Mr. Michael Meister, owner, Traffic Engineer Mr. Mark Roth

of McMahon Associates, and Engineer Mr. Jodi Litus of Tri-State Engineers. The Applicant proposed to erect a 10,000 square foot CVS Drug Store at the site of the Old Anchor Inn at Routes #232 at #413.

Mr. VanLuvanee explained that the Zoning Hearing Board had granted eight (8) variances at a hearing held October 12, 2005. He also said that the Applicant would comply with Township Ordinances for lighting, work hours and parking.

The Board discussed the following in detail: traffic issues; submittal of a Phase One environmental study; sprinkler system; hours of operation; septic sand mound; underground stormwater management system; roadway stormwater management; design of building elevations and signage.

Mr. Michael Hoy asked what the holding capacity of the underground stormwater system was. Mr. Litus stated that the underground basin would hold the capacity required by ordinance.

Mr. John Rasiej expressed concern over additional proposed traffic to the area. He was concerned that the study was not accurate. He was also displeased about the proposed hours of operation of 8:00 a.m. to 10:00 p.m.

Mrs. Robin Hoy of Worthington Mill wanted elevations to be clarified and she does not want the large trees removed from Route #232. Mr. VanLuvanee said that they would review the locations of the trees in an attempt to preserve them.

Mr. Pogonowski tabled a decision until traffic issues could be resolved with PADOT and the Township Traffic Engineer, Pennoni Associates. There being no further business or comment, Mr. Masenheimer made a motion, seconded by Ms. Magne, to adjourn the meeting at 11:05 p.m. All were in favor.

Respectfully Submitted,

Eileen M. Bradley
Township Administrator

Ord. #235
Res. #2005-988
Res. #2005-989

Wrightstown Township
Board of Supervisors
Minutes of Meeting of
November 7, 2005