

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF MEETING OF NOVEMBER 20, 2006**

The Wrightstown Township Board of Supervisors met on Monday, November 20, 2006 in the Meeting Room of the Village Library. The Meeting was called to order at 7:30 p.m. by Chair Chester S. Pogonowski. In attendance were Vice Chair Jane B. Magne and Member/Treasurer Robert S. Lloyd. Also in attendance were Township Administrator Eileen M. Bradley and Township Solicitor Susan Piette.

The Minutes of the Board of Supervisors Meetings of November 6 and 13, 2006, were accepted as presented.

Ms. Magne made a motion, seconded by Mr. Lloyd, to approve Bills dated November 20, 2006 in the amount of \$129,646.85. All were in favor. Ms. Magne made a motion, seconded by Mr. Lloyd, to approve Escrow Bills dated November 20, 2006 in the amount of \$31,564.43. All were in favor.

REPORTS: Reports submitted included: Roads Department Reports for September and October of 2006; District Justice Report for October 2006.

SOLICITOR'S COMMENTS: Stott-Cohen Conservation Easement: Ms. Piette presented a Conservation Easement for 127 acres of the Stott-Cohen property on Worthington Mill Road. *On motion of Ms. Magne, seconded by Mr. Lloyd, and approved by all Members present, Resolution #2006-069, the Stott-Cohen Conservation Easement, was approved. On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all members present, Resolution #2006-070, the Agreement of Sale for the Easement, was approved.*

SUPERVISOR'S COMMENTS: Chippewa Farm: Mr. Pogonowski reported on two proposals which had been received to address a colony of feral cats in the barn at Chippewa Farm. Bucks County SPCA Director Anne Irwin was present to state that the SPCA would; assess the situation; trap and remove the cats; treat, vaccinate and neuter/spay the cats; and return same to the site. Ms. Irwin stated that some cats could be available for adoption and which would be determined after examination.

Mr. Lloyd made a motion, seconded by Ms. Magne, to authorize the Bucks County SPCA to engage in an appropriate plan with the Township to resolve the feral cat issues at Chippewa Farm; and donate \$3,000.00 to the Bucks County SPCA under the guidelines

of Section 1531 of the Second Class Township Code. All were in favor.

Mr. Dennis Amareld of Richboro indicated that after 3 or 4 years a colony of cats stabilizes itself. Mrs. Alice Amareld of Richboro offered to assist in the care and feeding of the colony. Mr. Pogonowski noted that the Township would form a committee to continue the care for the cats and to accept donations for that care. Ms. June McWilliams of Buckingham and Helping Animal Victims of Catastrophies (HAVOC) offered her assistance as well.

The motion passed unanimously.

Open Space Referendum Question: Ms. Magne reported that nearly 80% of Township residents voted approval for the November 7 Ballot Question, allowing the Township to incur additional debt for the purpose of acquiring open space.

ADMINISTRATOR'S COMMENTS: Comcast: Ms. Bradley reported that Comcast had announced a rate increase effective January 1, 2007 for certain digital and analog services.

Preliminary 2007 Budget: Ms. Bradley presented highlights of the Proposed Preliminary 2007 Budget. Mr. Pogonowski noted several items in the Proposed Budget for 2007: an appropriation of \$32,000.00 designated for the Central Bucks Rescue Squad which provided service to areas of the Township; estimated costs for a part-time bookkeeper; one additional full-time and one part-time summer employee in the Public Works department.

The Board expressed the desire to delay applying for a proposed \$1,500,000.00 open space loan which had been approved by referendum, thereby eliminating \$111,500.00 in debt service and eliminating an increase of 0.1% in earned income tax. A proposed increase in millage of 0.15 mils for the Building Capital Fund was also eliminated.

Mr. John Rasiej of Cedar Lane appreciated efforts to create a tax-neutral budget.

Mr. David Dutko asked if the Township would meet the needs of open space debt service if there was no increase in earned income tax. Mr. Pogonowski pointed out that there were still some money available for open space acquisition and the loan

would not be needed immediately. The referendum allowed the Township to borrow money within the next ten years.

On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, the Preliminary 2007 Budget with revenue of \$2,377,672.00 was placed on the table for review and was authorized for adoption on December 18, 2007.

Ms. Bradley noted that the Proposed 2007 Budget would be available for review in the Township office weekdays.

Mr. Pogonowski called for public comment.

Mr. John Rasiej stated concerns about weekend real estate signs that created visual clutter and presented a safety hazard. Mr. Pogonowski indicated that a plan of action would be developed to address these concerns.

Roadmaster/Road Foreman Report: Dedication of Warner Way: Ms. Bradley noted that the developer in the Wilkins/Wons Subdivision had completed all public improvements to the satisfaction of the Township Engineer. *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, Resolution #2006-066 was approved, accepting dedication of Warner Way.*

UNFINISHED BUSINESS: Pagano Minor Subdivision: The Board had reviewed and discussed the two-lot Pagano Subdivision at an earlier meeting. *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, Resolution #2006-067 was adopted, approving the Pagano Minor Subdivision Preliminary/Final Plan.*

On motion of Ms. Magne, seconded by Mr. Lloyd and approved by all Members present, Resolution #2006-068 was adopted, approving the Sewage Facilities Planning Module and Operation and Maintenance Agreement for the Pagano Minor Subdivision.

Zoning Amendment #2006-04: Livestock & Poultry: The Board reviewed recent revisions to the proposed Livestock and Poultry Amendment. The changes would be returned to the Jointure for further consideration.

Mrs. Robin Hoy of Worthington Mill Road indicated her desire to attend the December Jointure meeting to press her case for additional changes.

NEW BUSINESS: Zoning Amendment #2006-08: Lighting: Ms. Piette noted that the proposed amendment had been drafted by the Joint Zoning Council and the Bucks County Planning Commission, setting realistic measurements for glare. Mr. Pogonowski noted that local ordinances would still apply. The Board recommended forwarding to the Jointure with approval for advertisement.

Mr. Michael Hoy of Worthington Mill Road said that the proposed amendment removed quantifiable measurements (foot-candles) and replaced it with something unenforceable.

Zoning Amendment #2006-19: Revisions to the Conservation Management District: Ms. Piette said that the revision would remove Performance Subdivision standards from the district, thereby modifying the housing density bonus. Open Space clustering would be standardized, and would not affect housing and population projections set forth in the Comprehensive Plan. The amendment was forwarded to the Jointure with recommendation for advertisement.

Zoning Amendment #2006-20: Creation of QA-A District (Fireworks): The amendment had been authored by Wrightstown Township to designate specific controlled areas for sales of fireworks. Those areas would be specific parcels within the QA (Quarry) District in Wrightstown Township.

Mr. John Rasiej asked if the maximum size of allowable structures could be reduced from the proposed 12,000 square feet to something smaller. The Board agreed to reduce the maximum size to 4,000 square feet. The amendment was forwarded to the Jointure for comment.

ESCROW RELEASE: *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all present, Heritage-Warner Meadows Escrow Release #10 in the amount of \$4,350.00 was approved, leaving a balance of \$278,787.44.*

Central Bucks Rescue Squad: *On motion of Mr. Lloyd, seconded by Ms. Magne and approved by all Members present, the Board authorized Central Bucks Rescue Squad Wycombe Substation to be the first response company for Wrightstown Township.*

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

Res. #2006-066
Res. #2006-067
Res. #2006-068
Res. #2006-069
Res. #2006-070