

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF MEETING OF DECEMBER 19, 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 Terry W. Clemons of Terry Clemons Associates.

The Minutes of the Board of Supervisors Meetings of November 21, December 5 and December 12, 2005 were accepted as presented.

Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Bills dated December 19, 2005 in the amount of \$95,261.52. All were in favor.

Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Escrow Bills dated December 19, 2005 in the amount of \$11,962.93. All were in favor.

REPORTS: Mr. Pogonowski reviewed the Lingohocken Fire Company Report for November 2005. Other reports submitted included the District Justice Report for November 2005, with fines in the amount of \$1,551.54.

ADMINISTRATOR'S COMMENTS: Final 2006 Budget: Ms. Bradley presented a brief Final 2006 Budget presentation. The Final 2006 Budget would be available at the Township Office from 8:00am to 4:00pm for anyone to review. The Final Budget included a 0.87 mil increase to offset the cost of debt service for a capital building loan of \$620,000.00 for the leasehold purchase and renovation of the Office Complex at Chippewa Farm.

Mr. David Dutko of Worthington Mill Road questioned the tax increase when the Budget indicated a surplus. Mr. John Rasiej of Cedar Road asked if there was any other way to pay the debt service without raising taxes. Mr. Pogonowski explained that it would be imprudent in the long term to use the Township's entire surplus to pay down the debt service.

Mr. Rasiej also thanked Mr. Masenheimer for his years of service to the Township as Supervisor. Mr. Masenheimer would retire from the Board of Supervisors at the end of the year.

Mr. Masenheimer made a motion, seconded by Ms. Magne, to approve Tax Levy Resolution #2005-1013. All were in favor.

Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Final 2006 Budget Resolution #2005-1014. All were in favor.

Mr. Masenheimer made a motion, seconded by Ms. Magne, to approve Resolution #2005-1015, adopting the Bucks County Hazard Mitigation Plan. All were in favor.

Ms. Magne made a motion, seconded by Mr. Masenheimer, to approve Resolution #2005-1016, re-adopting the Valic 457(b) Voluntary Employee Benefit Plan. All were in favor.

Mr. Masenehiemer made a motion, seconded by Ms. Magne, to approve Resolution #2005-1017, the Skelly Septic Operation and Maintenance Agreement and Planning Module. All were in favor.

There was no public comment at this time.

UNFINISHED BUSINESS: CVS Land Development Plan: Appearing for the applicant were: Mr. John VanLuvanee, Esquire; Mr. Michael Meister of County Builders, owner/developer; Mr. Mark Roth of McMahon Engineering; and Mr. Jodi Litus of TriState Engineers.

Mr. Roth had met with PADOT to resolve traffic issues. It was agreed that there would be no left turn onto Route 413 from the CVS parking lot. There would be minor shoulder widening on Routes 413 and 232.

Mr. John Rasiej of Cedar Road said that the proposed Application would increase traffic along Route 413 which was already heavily congested. Hours of operation would exacerbate traffic congestion.

Mr. Pogonowski noted drainage issues at the intersection of Old Anchor Road and Route 232. The Applicant agreed to address any drainage issues.

Township Engineer Mario Canales recommended having another meeting with PADOT to discuss tree removal along Route 232 and site distance along Route 232 at Old Anchor Road.

Mr. Clemons was instructed to draw up a draft resolution for the next meeting.

Datesman/Orleans Major Subdivision Final Plan: Appearing for the Applicant was Mr. William Briegel of Orleans Homebuilders, Inc.

Mr. Briegel agreed with the Wrightstown Historic Commission suggestion to name the subdivision Matthews Ridge, and the proposed street Matthews Lane. A Phase I environmental study revealed three farm dumps on the property that the Applicant proposed to remove prior to issuance of the first building permit. On-lot stormwater management systems would be marked with iron pins and maintenance easements placed.

The Applicant agreed to improve roadway stormwater systems northeast of the existing driveway, along the tract frontage and along the opposite side of the tract frontage. The Applicant would also replace the existing culvert and swale at the curve on Brownsburg Road, replace an additional culvert and inlet box, refurbish an existing culvert headwall and taper the swale west of the second proposed road entrance. The Applicant would comply with all other issues.

Mr. Masenheimer noted that proposed Bradford Pear trees should be replaced in consultation with the Township Planner. Ms. Magne asked that placement of monumentation and split rail fencing delineating open space should be reviewed by the Applicant and Mr. Canales.

Mr. Clemons was instructed to prepare a draft resolution for the next meeting.

NEW BUSINESS: Fisher/Snider Minor Subdivision Sketch Plan:

Appearing for the Applicant were: Mr. Fred Fisher and Ms. Kathleen Snider, owners; and Mr. Adam Crews of Thomas H. Crews Engineering. The Applicant proposed to divide TMP# 53-012-072-004 into two lots. The 10.27 acre parcel on Penn Oak Trail, located in the CM (Conservation Management) Zoning District, would have two lots: one building lot and one with an existing single family dwelling.

Both lots would be deed restricted from further subdivision and the developer would like to defer construction of stormwater management systems until the building permit phase. Tree disturbance was projected at 9%, which was compliant with both the current subdivision ordinance and the proposed subdivision ordinance.

Plappert/Worthington Minor Subdivision Sketch Plan: Appearing for the Applicant were: Ms. Diane Plappert, owner; Mr. Chance Worthington of Worthington Construction, developer; and Mr. Rick Butkiss of All County Engineers.

The Applicant proposed to divide TMP# 53-012-072-008 into two lots. The 11.072 acre parcel on Penn Oak Trail, located in the CM (Conservation Management) Zoning District, would have two lots: one building lot and one with an existing single family dwelling.

Mr. Butkiss said that the Applicant would remove an existing shed and deck to allow for proper setbacks. The wooded lot had some tree disturbance issues to work out; therefore, the applicant was proposing drip irrigation septic systems. The Applicant agreed to restrict both lots from further subdivision.

An easement would be created and recorded on the deed for the neighbor's driveway which traversed the proposed lot.

Mr. Pogonowski noted that road bonding would be required from both the Plappert/Worthington and Fisher/Snyder Subdivisions, as Wrightstown Township would be reconstructing Penn Oak Trail during the next paving season. Applicants from both subdivisions acknowledged the requirement.

ESCROW RELEASES: Mr. Pogonowski made a motion, seconded by Mr. Masenheimer, to approve Escrow Release #4 for the Heritage/Warner Meadows Subdivision in the amount of \$298,957.60, leaving \$524,474.94 remaining. All were in favor.

EXECUTIVE SESSION: Mr. Masenheimer made a motion, seconded by Ms. Magne to authorize Mr. Clemons to appear on behalf of the Township in regard to Docket #05-08802-13-5. All were in favor.

TEMPORARY APPOINTMENTS: Ms. Magne made a motion, seconded by Mr. Masenheimer, to appoint Chester S. Pogonowski as Temporary Chair until January 3, 2006. All were in favor.

Mr. Masenheimer made a motion, seconded by Ms. Magne to appoint Eileen M. Bradley as Temporary Secretary until January 3, 2006. All were in favor.

Mr. Pogonowski noted that the Reorganization Meeting would be held on January 3, 2006 at 7:00 p.m. The meeting would not be televised, as there would be no additional business to be discussed.

Mr. Pogonowski and Ms. Magne thanked Mr. Masenheimer for his nine years of service and wished all a happy holiday.

There being no further business or comment, Mr. Masenheimer made a motion, seconded by Ms. Magne, to adjourn the meeting at 10:40 p.m. All were in favor.

Respectfully Submitted,

Eileen M. Bradley
Township Administrator

Res. #2005-1013
Res. #2005-1014
Res. #2005-1015
Res. #2005-1016
Res. #2005-1017