

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF THURSDAY, JANUARY 22, 2004**

The Wrightstown Township Planning Commission met on Thursday, January 22, 2004 in the Community Room of The Village Library, 727 Penns Park Road, Wrightstown, PA.

Members present were Chair Frank E. Davis, Members John Fowler, Ann Mark, Dennis Keating and Robert Lloyd. William Perry arrived later in the evening. Joseph Colombo was not present.

Chairman Davis called the meeting to order, stating that the Agenda items to be considered related to properties within the Wrenwood Development in which he owns property. Having gotten legal advice, he stated that "there would be no conflict of interest as I participate in and/or vote on matters, since there would be no personal financial expectation as a result. The Planning Commission is merely an advisory board to the Wrightstown Township Board of Supervisors."

On motion of Member Fowler, seconded by Member Mark, and approved by all members present with the exception of member Keating who abstained, Minutes of the Meeting held on December 11, 2003 were approved.

On motion of Member Lloyd, seconded by Member Mark and approved by Members Lloyd, Keating and Mark, Minutes of the Meeting held on January 8, 2004 were approved.

Simonds/Weichec Planning Modules: Mr. Clay Chandler was present representing Heritage Building Group, Inc., requesting the Planning Commission sign Sewage Facilities Planning Modules for the above project.

A letter from the Bucks County Planning Commission dated January 5, 2004 indicated the applicable zoning approvals had not yet been obtained since plans were in the final review process.

A letter from Township Engineers Pickering, Corts & Summerson, Inc. dated January 12, 2004, noted six matters which would require further action. Engineer Mario Canales noted that the Modules should first be approved and signed by the Bucks County Board of Health. Certain inspections would be completed when sufficient snow had melted where land now was snow-covered.

Chairman Davis stated that the Planning Commission would sign appropriately when all matters had been resolved and other signatures indicated approval. The Planning Modules would be returned to the Wrightstown Township Administration Office.

R & T Homes Associates: Robert DiRenzi and Thomas McDonough, property owners of R & T Homes Associates were present to dialogue with the Commission. Robert O. Pelke, P.L.S., E.I.T., of J. G. Park Associates, Inc., was also present. Property owners

stated that matters listed in the Bucks County Planning Commission letter dated December 22, 2003 had been addressed satisfactorily. A Review letter from Engineer Canales dated January 9, 2004 was reviewed:

Items to be complied with are #1, 2, 4, 5 (refers to Lot #1 at this time), 6, 10, 12, 13, 14 & 15. Items #3, 7, 8, 9 & 11 were listed as the applicant applying for a waiver from the Board of Supervisors. Item #8 was discussed and suggestions will be considered by the Applicant. Item #11 will be discussed with the Board of Supervisors who may agree to a "fee-in-lieu-of" for parks and recreation areas.

The Applicants agreed to show all surrounding wells on the perimeters and all disturbed areas would be covered with top soil eventually. Lot #2 will probably be built upon in several years, when percolation tests were satisfactory. A note to this effect would be shown on the Plans. If the lot proved unbuildable, it would be incorporated by lot-line change into Lot #1.

Resident comments: Mr. Mike Wohlgemuth inquired about water tables and affects on nearby wells. Mr. Schreiber noted that there were inconsistent restrictions by Wrightstown Township concerning subdividing along earlier dedicated lot lines.

Chairman Davis replied that the Commission is an advisory group who must make recommendations which comply with the Newtown Area Joint Zoning Ordinance, Wrightstown Township Subdivision and Land Development Ordinance and other Wrightstown Township ordinances and regulations. Disapproval could not be recommended if all matters had been complied with in these regards.

Member Keating stated that water runoff from the properties must be addressed by builders of properties. Member Fowler asked if the applicant met the required 15% woodland requirements.

Builder Greg Gansen noted that he had built homes in Bensalem, Northampton, Bristol and Plumstead Townships over many years without stormwater runoff problems.

On motion of Member Lloyd, seconded by Member Fowler and approved by all Members present, the application was tabled. The Applicant was advised to request returning to the Commission, having addressed all issues and with a plan ready to be presented to the Supervisors following approval by the Planning Commission.

Picard/Prime Properties Minor Subdivision Preliminary Plan: On motion of Member Fowler, seconded by Member Lloyd with all Members voting approval, the Application was tabled due to the fact no one was present representing the Applicant to dialogue with the Commission.

Loeffler/Prime Properties Minor Subdivision Preliminary Plan: On motion of Member Lloyd, seconded by Member Fowler with all Members voting approval, the

Application was tabled due to the fact no one was present representing the Applicant to dialogue with the Commission.

Other Business: Correspondence from Attorney Stephen B. Harris related to a Proposed Amendment to Newtown Area Joint Municipal Zoning Ordinance Floodplain Regulations.

Correspondence from Attorney Mary C. Eberle of Grim, Biehn & Thatcher Law Firm, Solicitors for the Newtown Area Joint Zoning Council related to amendments addressing Conditional Use and Special Exceptions and a Lighting Ordinance in the Joint Municipal Zoning Ordinance.

Mr. David Kulig, a member of the Newtown Area Joint Planning Commission would be invited to attend the next meeting of the Commission to discuss proposals which relate to the CU/SE document. He had done extensive research into the Amendments and prepared the documents in large part.

Matters relating to a proposal from the Newtown Township Economic Development Committee were discussed. Changes were requested in parking space sizes and impervious surface ratios in the OLI and LI Districts in Newtown Township. These documents would be reviewed and discussed further at the next meeting of the Planning Commission.

Engineer Canales noted that the 8-Lot Reshetar Development Plans would be on the next agenda of the Commission.

Chairman Davis stated that the Wrightstown Elementary School Lighting Plan was being reviewed by the Supervisors: lighting (illumination) would be toned down; back shields would be installed; fifteen foot standards were planned; a lesser number of standards installed; the last person leaving an event would be instructed to turn off lights at close of evening with only certain lights being turned on if event was small.

Adjournment: There being no further items to come before the Commission, the meeting was duly adjourned.

Respectfully submitted,

Ethel K. Hibbs
Secretary