

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION  
MINUTES OF MEETING OF THURSDAY, MARCH 11, 2004**

The Wrightstown Township Planning Commission met on Thursday, March 11, 2004 in the Community Room of the Village Library, 729 Penns Park Road, Penns Park, Pa.

Members present were Chair Frank E. Davis, John Fowler, William Perry, Robert Lloyd and Ann Mark. Also present were Township Engineer Mario Canales, P.E., of Pickering, Corts and Summerson, Inc.; Township Planner Judith Stern Goldstein, ASLA, R.L.A., of Boucher and James, Inc., and Supervisor Jane Magne.

Chairman Davis called the meeting to order at 8:00 P. M.

Minutes of the meeting held on February 26, 2004 would be presented for approval at the next meeting.

**Schaffer Minor Subdivision Preliminary Plan:** Representing the Applicant, Donald and Kelly Schaffer, was Donald F. Marshall, Esquire of the law firm of Stuckert & Yates.

Proposed was a two-lot subdivision and the conveyance of 0.2534 acres to TMP #53-1-1-1.

Documents of reference have been submitted as follows:

- PC&S, Inc., dated October 27, 2003
- Boucher & James, Inc., dated November 6, 2003
- Bucks Co. Planning Commission, dated November 14, 2003
- Boucher & James, Inc., dated February 26, 2004
- Bucks Co. Planning Commission, dated March 10, 2004
- PC&S, Inc., dated February 27, 2004

Boucher & James, Inc., letter dated Feb. 26, 2004 which noted comments relating to Performance Regulations; Natural Resources and Open Space Performance Standards and Buffers and Landscaping were indicated by Attorney Marshall to be "Will Comply", in entirety.

Discussion focused on the February 27, 2004 letter of PC&S, Inc., noting that requested waivers #1 and #2 were agreed to: #3 would be withdrawn by the Applicant and Waiver #4 would be further dialogued prior to final request.

Record Plan - Sheet 1 of 6: Item #1 was discussed, and Open Space would be deed restricted if requested by the Supervisors, as indicated.

All other listed items #2 - 7 were "will comply", noting that the speed limit on Rushland Road would be changed by PADOT to 40 MPH. Revised plans would indicate appropriate sight distances, accordingly.

Existing Features, Grading & Drainage Plan, Erosion Control Plan, On-Lot Sewer Plan were promised to be "will comply" by Attorney Marshall, with the exception of #12 which would be addressed showing the sand mound which will be removed from the Plan; #14 will be addressed at a later submission; #17 would be addressed by the submission of all data to the Engineer; and acknowledgment that the Applicant's Engineer has met with PC&S, Inc., Engineer.

Comments from Commission Members focused on Storm Water, water freezing during winter months as it spilled over onto the roadway; concrete monuments to be placed appropriately; a plan devised to eliminate a planned driveway; a one-inch deep shelf installed around the basin; a five-foot fence around the property presently would become a split-rail and wire fence; the twelve-inch culvert will be cleaned out to provide improved water flow; (the present situation would be slightly improved).

Neighbors commented: Adjoining property owners, Mr. & Mrs. Cooper wished to have well water concerns addressed; the Cooper dwelling and lot lines would be properly situated on the Plan; Mr. & Mrs. Thomas Iden dialogued further about well water and drainage concerns and agreed to work with the Applicants to achieve satisfactory results regarding stormwater conditions; noting present circumstances/problems exist with little correction possible.

Chairman Davis advised the Attorney to return with items as discussed and agreed to note on the revised Plans for further consideration of the Planning Commission. Revised Plans are to be submitted as soon as possible for further review and scheduling.

Only after recommendation by the Commission should an appearance before the Board of Supervisors be scheduled.

**Proposed JMZO Amendments:** Chairman Davis reviewed Proposed Amendments which must be discussed/recommended by the Commission and suggested members review materials received prior to the next meeting:

2004-02 Highway Reclassification: ROW Widths

2004-03 Floodplain Regulations  
2004-04 Conditional Use and Special Exceptions  
2004-05 LI/O-LI  
2004-06 Riparian Buffer  
2004-10 TODS Signs  
2004-11 Ag Soils  
2004-12 Ag Sales

He noted the Commission would be meeting at 7:00 P. M. with the Board of Supervisors at an up-coming meeting. A date has not yet been finalized.

Ms. Stern Goldstein briefly interpreted the Proposed LI/O-LI Amendments stating it primarily will reflect changes in the Newtown Business Commons.

Chairman Davis asked the Chair of the Environmental Advisory Council, John Fowler, to review and comment on the Proposed Riparian Buffer Amendment and provide comments at the March 25<sup>th</sup> meeting, if possible.

Member Fowler stated the CVS Pharmacy, Inc. plans would soon be submitted to the Township and suggested careful consideration be given. Member Perry suggested that CVS Pharmacy, Inc. should consider what was on the land prior to a fire destroying the structure and consider "re-building in-kind".

**Adjournment:** On motion of Member Lloyd, seconded by Member Fowler and approved by all Members present, the meeting was duly adjourned.

Respectfully submitted,

Ethel K. Hibbs  
Secretary