

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF APRIL 14, 2005**

The Wrightstown Township Planning Commission met on Thursday, April 14, 2005 in the Community Room of the Village Library, Penns Park Road, Wrightstown, PA. In attendance and voting were: Vice Chair John Halderman, Member John Fowler, Member Ann Mark and Alternate Member Norm Sommer. Also in attendance were Alternate Member Lary Whelan, Township Engineer Mario Canales of Pickering Corts and Sommerson, Township Planner Rick Tralies of Boucher and James.

Call to Order: Mr. Halderman called the meeting to order at 8:00 p.m.

Approval of Minutes: *Mr. Fowler moved to accept the minutes of March 24, 2005. Ms. Mark seconded and the motion passed 4-0.*

JMZO 2004-15: Discussion of the Contractor/Trade Use was tabled for further revision by the Jointure

SALDO Amendment: The proposed housekeeping ordinance would delete Section 516.C of the current Subdivision and Land Development Ordinance and replace it with references to the newly enacted Stormwater Ordinances #225 and #226. *Mr. Fowler made a motion, seconded by Ms. Mark, to recommend passage of the proposed ordinance to the Board of Supervisors. All were in favor.*

Anchor Nursery Major Subdivision Preliminary Plan: Appearing for the Applicant was Mr. Bob Dwyer.

The Applicant proposed that Lots #1, 2, 3, 11 and 12 have individual septic systems that would drain into a common disposal field. Open Space Parcel "A" had suitable, but poorer soils. Open Space Parcel "B" had better soils for the common drainage field. Septic mounds on Lots #8, #9 and #10 were to be moved further away from the floodplain. Lots #7 and #8 were oddly configured.

The Applicant preferred that the entire subdivision be on a community system. Mr. Dwyer would investigate the possibility of a Four Year Fill on Lots #1, #2, #3, #11, #12.

Mr. Canales reminded the Applicant that they would have to apply to the Wrightstown Zoning Hearing Board for relief to cross wetlands as well as to create any form of communal septic system.

It was agreed that the Applicant would return to the Commission after further review.

Mr. Fowler moved to adjourn at 8:45 p.m. Ms. Mark seconded and the motion passed 4-0.

Respectfully Submitted,

**Eileen M. Bradley
Township Administrator**