

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF MAY 26, 2005**

The Wrightstown Township Planning Commission met on Thursday, May 26, 2005 in the Community Room of the Village Library, Penns Park Road, Wrightstown, PA. In attendance and voting were: John Halderman, Vice-Chairman; John Fowler, Dennis Keating, Robert Lloyd and Ann Mark, and Norman Sommer, members. Also in attendance were: Township Engineer Mario Canales of Pickering Corts and Summerson, and Township Planner Judith Stern Goldstein of Boucher and James.

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

Approval of Minutes: *Mr. Lloyd moved to accept the minutes of May 12, 2005. Mr. Keating seconded and the motion passed 5-0-1, with Mr. Sommer abstaining.*

ARCCA Minor Subdivision Plan: Mr. Don Marshall and Mr. Allen Cantor were present to review a plan for subdivision of a 16.7-acre parcel on Second Street Pike. Mr. Marshall explained that his client would like to acquire a parcel currently owned by Hansen Aggregates directly adjacent to ARCCA automobile storage warehouse. He said that they would like to subdivide tax map parcel 53-12-6 into four lots. After subdivision, lot 1 would be consolidated into tax map parcel 53-12-6-4, the ARCCA warehouse lot, and lot 4 would be consolidated into tax map parcel 53-12-5, an existing out-parcel. Also, tax map parcel 53-12-4, another out-parcel, would be consolidated into tax map parcel 53-12-6-4.

Mr. Marshall said that the Bucks County Planning Commission letter of May 13, 2005 contained the same items as the Pickering Corts and Summerson letter of April 29, 2005. His client will comply with the BCPC letter.

In reviewing the requests for waivers in the Pickering Corts and Summerson letter of April 29, 2005, Mr. Canales suggested that the right-of-way for lots 2 and 3 be 60 feet from the center line, 120 feet total.

Mr. Marshall said that he would prefer that the right-of way be 50 feet total for all lots (25 feet from center line). After some discussion it was agreed that the Commissioners preferred the 60-foot right-of-way.

Mr. Marshall said that he was asking for a waiver from the requirement that the depth for a residential lot not be less than one, or more than two and one half times its width. He is requesting this waiver only for lot 3, and would accept a deed restriction against a residential use for lot 2.

In response to Mr. Lloyd's question, Ms. Goldstein explained that if a plan were to later be submitted to develop these lots for residential use, they would have to comply with the setback requirements in the zoning ordinance.

In response to Mr. Fowler's question, Mr. Marshall said that there is currently a deed restriction against quarrying on these lots. He would discuss with Mr. Clemons the length of the restriction, although he was certain that it would be passed on at the time of sale of the property.

Mr. Marshall said that his client will comply with items 1 through 9 of the Pickering Corts and Summerson letter.

Mr. Lloyd and Mr. Keating each expressed concern about reviewing the plan, and making recommendations without any knowledge of a proposed use.

Mr. Cantor said that he is attempting to improve the value of the property he already owns, and intends to develop the properties with compatible uses.

Mr. Marshall said that the properties can only be developed for permitted use, and would have to be reviewed again for land development. His client would agree to deed restrictions against residential use.

Returning to the Pickering Corts and Summerson letter, Mr. Canales asked that information be provided to show that lot two has viable on-site sewer capability.

Mr. Marshall said that his client will comply with items 11 through 15, but was requesting a waiver from 16, 17 and 18 until land development.

Mr. Keating expressed concern again about approving the subdivision of the property without any knowledge of development. He said that he did not want this applicant to return with land development plans that would require additional waivers.

After some discussion the Commission agreed to recommend that the Board of Supervisors grant a waiver to allow site capacity calculations to use existing available data such as aerial photographs and U.S.G.S. data.

Mr. Fowler asked about wetlands on the property.

Mr. Marshall said that he did not know of any wetlands, but would use field data for wetlands from an existing survey prepared by Nova Consultants for ARCCA.

Mr. Marshall said that his client will comply with item 19 of the Pickering Corts and Summerson letter.

Mr. Lloyd said that he was still reluctant to recommend that the Board of Supervisors without seeing the plan after it has complied with the letters.

Ms. Goldstein said that she did not think that the plan would change very much once it has complied with all of the provisions agreed to.

Mr. Marshall agreed to make all changes to comply with the letters before presenting the plan to the Board of Supervisors.

Mr. Fowler asked that the deed restriction against quarrying be extended in perpetuity.

Mr. Lloyd moved to recommend that the Board of Supervisors approve the ARCCA Minor Subdivision Plan with the conditions that:

- *A right-of-way of 60 feet from center line, 120 feet total be provided for lots #2 and #3;*
- *That lot #2 be deed restricted against residential development and a waiver be granted for lot #3 from Section 519.E, which requires the depths of single family detached residential lots be not less than one and not more than two and one half times their width;*
- *That subdivision comply with the Pickering Corts and Summerson letter of April 29, 2005, however that site capacity calculations be provided using existing published data from U.S.G.S. and aerial photographs, until time of land development;*
- *That subdivision comply with Bucks County Planning Commission letter of May 13, 2005;*
- *That subdivision comply with the Boucher and James letter of May 5, 2005 and*
- *That all lots be prohibited from quarrying in perpetuity.*

Mr. Keating seconded and the motion passed 6-0.

Mr. Fowler moved to adjourn at 9:10 PM. Dr. Mark seconded and the motion passed 6-0.

Respectfully Submitted,

**Mary Donaldson
Recording Secretary**