

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF JUNE 8, 2006**

The Wrightstown Township Planning Commission met on Thursday, June 8, 2006 in the Community Room of the Village Library, 727 Penns Park Road, Wrightstown, PA. In attendance and voting were: Frank Davis, Chair; John Halderman, Vice-chair; John Fowler, Dennis Keating, and Lary Whalen, Members. Also in attendance were: Township Engineer Mario Canales of Pickering Corts and Summerson, Inc., Township Planner Judith Stern Goldstein of Boucher and James, Inc., and Township Supervisor Jane B. Magne.

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

Approval of Minutes: *Mr. Halderman moved to accept the Minutes of May 25, 2006. Mr. Fowler seconded and the motion passed 4-0-1, with Mr. Keating abstaining.*

Johnson/Vanni Balmoral Final Plan: Mr. Richard Johnson and Mr. John Vanni were in attendance to review the Final Plan for subdivision of 23.16 acres on Brownsburg Road into seven single-family lots. Mr. Johnson said that the open space would be owned by the individual lot owners, but would be restricted. The land would be posted at various points for identification as restricted open space for code enforcement purposes.

Ms. Goldstein explained that, because some of the lots are less than three acres, this development is considered a B-1, cluster use. Although the open space is privately owned by some lot owners, the woodlands are preserved. Deed restrictions are to be reviewed by the Township Solicitor and easements have not yet been prepared.

Mr. Johnson said that he will comply with the all items on the Pickering Corts and Summerson letter of May 17, 2006, the Boucher and James letter of June 1, 2006 and the Bucks County Planning Commission letter of January 10, 2006.

The Commission Members briefly discussed the preservation of open space in the development. Mr. Fowler said that he was concerned that there is no public access to the open space. Ms. Goldstein said that the property could have been developed as three-acre parcels by right. This plan preserves the open space, which is strictly passive. The Township Solicitor will review deed restrictions, and might consider conservation easements.

Mr. Canales reminded Members that conservation easements had been part of preliminary plan approval.

Mr. Halderman moved to recommend that the Board of Supervisors approve the Final Plan for the Johnson/Vanni Subdivision with the conditions that the plan comply with the review letters of Boucher and James dated June 1, 2006, Pickering Corts and Summerson dated May 17, 2006 and Bucks County Planning Commission dated January 10, 2006 and that the Township Solicitor review and approve conservation easements. Mr. Keating seconded and the motion passed 5-0.

JMZO 2006-09: VR-1/VC-1: Ms. Goldstein reminded the Commission Members that this proposed amendment had been reviewed a few months ago. Wrightstown does not have any VC-1 zoning.

Ms. Magne said that this proposal comes from Upper Makefield Township. They are attempting to make the zoning more restrictive in Washington Crossing. She noted that it will create some non-conforming lots in Wycombe.

Mr. Keating expressed some concern about the hardship created for Wycombe residents, whose properties will need variances or special exceptions when they make improvements.

Mr. Halderman moved to recommend that the Board of Supervisors approve Joint Municipal Zoning Ordinance Amendment 2006-09: VR-1/VC-1. Mr. Whalen seconded and the motion passed unanimously.

JMZO 2006-10: Open Space: Ms. Goldstein explained that this proposed amendment takes active recreation land out of open space calculations.

The members reviewed the recommendations in the Bucks County Planning Commission letter dated March 1, 2006.

Mr. Fowler moved to recommend that the Board of Supervisors approve Joint Municipal Zoning Ordinance Amendment 2006-10: Open Space with the condition that comments made in the Bucks County Planning Commission letter dated March 1, 2006 be incorporated into the language of the Ordinance. Mr. Halderman seconded and the motion passed 5-0.

Update of Newtown Area Joint Comprehensive Plan Update: Mr. Davis provided the members with copies of maps of the Jointure that designate parks, open space, and conservation easements. These maps are part of the proposed Newtown Area Joint Comprehensive Plan update.

Mr. Halderman noted that on the park and open space map, although “conservation easements” were listed in the key, none of Wrightstown’s conservation easements appeared on the map itself, nor were some of the community facilities, such as the Central Bucks Ambulance property.

The members briefly reviewed the maps, each noticing some missing or mislabeled parcels.

Ms. Goldstein suggested that the members should review these maps with the companion zoning text.

Mr. Davis said that he would provide members with copies of the companion CD, and suggested that the members review the maps and e-mail notes and comments to him for general circulation.

Member Comments: Mr. Keating informed the Members that he would be resigning after ten years on the Planning Commission. He said that his family and his work take up a great deal of his time, and he has been unable to give the Commission the amount of time it deserves. He thanked the Members for the time he has spent with them. He will be submitting his resignation to the Board of Supervisors.

Adjournment: *Mr. Halderman moved to adjourn at 9:30 PM. Mr. Fowler seconded and the motion passed 5-0.*

Respectfully Submitted,

**Mary Donaldson
Recording Secretary**