

**WRIGHTSTOWN PLANNING COMMISSION
MINUTES OF MEETING OF JUNE 10, 2004**

The Wrightstown Township Planning Commission met at 8:00 p.m. on Thursday, June 10, 2004 in the Community Room of the Village Library, Penns Park Road, Wrightstown, PA.

Members present were Chair Frank E. Davis, Ann Mark, John Fowler, Robert Lloyd, John Halderman, Dennis Keating, and Norman Sommer. Absent was Member William Perry. Also present were Township Engineer Mario Canales of Pickering, Corts & Summerson, Inc., and Township Planner Judith Stern Goldstein of Boucher and James, Inc., and Township Administrator Eileen M. Bradley. Wrightstown Township Board of Supervisor Member Jane Magne was also present along with three residents of Wrightstown Township.

Acceptance of Minutes of Meeting of May 27, 2004 was tabled pending clarification of a correction.

Dimmler Minor Subdivision Preliminary/Final Plan: Appearing for the Applicant were: Mr. Edward Murphy, Esquire and Mr. Brian Spray, Engineer of Gilmore and Associates. Submitted for discussion were the following: Dimmler Minor Subdivision Preliminary Plan print dated 01/26/04, revised 05/04/04, our date 5/11/04; Pickering, Corts and Summerson, Inc. review letter dated 05/24/04; Boucher and James, Inc. review letter dated 05/24/04; Bucks County Planning Commission review letter dated 05/28/04.

Mr. Murphy stated that the Applicant had met with engineers and neighbors on site to resolve stormwater issues. The Applicant had also met with PADOT to address improvements to Mill Creek Road.

Chairman Davis was in receipt of a note from the Lingohocken Fire Chief regarding several issues. Mr. Murphy asked that the information be passed on to the Board of Supervisors for their review. Mr. Murphy added that the Applicant would comply with all items in the review letters.

On motion of Member Lloyd, seconded by Member Keating, waiver #1 regarding frontage improvements was recommended for approval to the Board of Supervisors with a fee-in-lieu to be determined by the Board. All were in favor.

On motion of Member Halderman, seconded by Member Lloyd, waiver #2 regarding cover over stormwater improvements was recommended for approval to the Board of Supervisors. All were in favor.

On motion of Member Mark, seconded by Member Halderman, waiver #3 regarding a technical waiver on the flag lot was recommended for approval to the Board of Supervisors. All were in favor.

On motion of Member Halderman, seconded by Member Keating, waiver #4 was recommended for approval to the Board of Supervisors. All were in favor.

Member Fowler questioned the number of trees to be removed. Planner Stern Goldstein said that the Applicant had met the ordinance, and was only required to obtain a zoning permit for tree removal. Member Fowler requested that there be some number of trees replaced. Member Fowler made a motion, seconded by Member Halderman, requesting that replacement trees be added in a natural fashion. All were in favor.

Member Lloyd had questions regarding frontage improvements made due to stormwater system installation. Mr. Spray stated that installing swales might present a problem for PADOT.

Mr. Glenn Feiner of Mill Creek Road expressed concern over stormwater runoff from the proposed driveway that could flood his property. Mr. Canales noted that the new driveway would have trench drains that should handle any excess water.

Mr. Phillip Zaks of Mill Creek Road was also concerned over the amount of water that would be flowing through the existing crossover pipe on Mill Creek Road. Water from the culvert presently crossed his property through a swale. Mr. Canales said that the rate of flow of water through the culvert had been reduced 75%, per ordinance, with some volume infiltration. There would be more water, at a slower rate of flow.

On a motion by Member Lloyd, seconded by Member Mark, an official letter from the Lingohocken Fire Chief was requested to address any outstanding issues the Company might have. All were in favor.

Member Halderman made a motion, seconded by Member Lloyd, to forward the submission to the Board of Supervisors subject to compliance with conditions contained in all review letters. All were in favor.

Other Business: Proposed JMZO #2004-06: Riparian Buffers: The proposed ordinance amendment was discussed in brief, but confusion over what was changed resulted in Member Davis making a motion, seconded by Member Fowler, to table the amendment until a red-line copy could be obtained. All were in favor.

Member Fowler asked Ms. Bradley to arrange site visits on a Saturday for the following developments: Datesman; Toll/Hibbs; Johnson/Vanni.

Adjournment: There being no further business or comment, Member Halderman made a motion, seconded by Member Lloyd, to adjourn the meeting at 9:30 p.m. All were in favor.

Respectfully submitted,

Eileen M. Bradley
Acting Secretary