

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF JUNE 23, 2005**

The Wrightstown Township Planning Commission met on Thursday, June 23, 2005 in the Community Room of the Village Library, Penns Park Road, Wrightstown, PA. In attendance and voting were: Frank Davis, Chairman; Robert Lloyd, Ann Mark and Lary Whalen, Members. Also in attendance were: Township Engineer Mario Canales of Pickering, Corts and Summerson, Inc. and Township Planner Judith Stern Goldstein of Boucher and James, Inc.

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

Approval of Minutes: *Mr. Lloyd moved to accept the Minutes of May 26, 2005. Dr. Mark seconded and the motion passed 3-0-1, with Mr. Davis abstaining.*

Johnson/Vanni Subdivision Preliminary Plan: Mr. Richard Johnson, Mr. John Vanni, and Mr. Al Demerich of D.S. Winokur Associates, Inc. were present to discuss their plan for a subdivision at 359-369 Brownsburg Road. The plan calls for seven lots on 23 acres in the CM (Conservation Management) Zoning District. The plan would leave restricted open space as part of each lot, with the wooded areas remaining as part of lots numbered 5, 6, and 7. This is the same layout as had been shown in the sketch plan.

Dr. Mark questioned whether lot #1 would still be only 0.86 acres. She also asked about the details of the proposed pond. Mr. Demerich said that lot #1 is to be reconfigured to be one acre. The pond would include a fountain or waterfall feature to circulate water. It is to be five feet deep, with a shallower shelf for safety. The pond would be used to service the fire hydrants and will meet all requirements of the Ordinance. In response to Mr. Davis' question, Mr. Demerich said that the edges of the pond would be planted with meadow plantings to keep children from wading into the deeper sections.

In discussion of the request for a waiver to plant trees in the drainage easement, Mr. Canales said that he thought it would be permissible if the trees were kept away from the underground drainage system.

Mr. Johnson said that he will comply with the Boucher and James letter of June 9, 2005. Ms. Goldstein requested that a different seed mixture be substituted for the lawns.

In discussing the proposed name for the development, Mr. Lloyd requested that "Balmoral" be approved by the Historic Commission. Mr. Canales agreed with Mr. Lloyd, noting that the Commission had some lists of local historic names that they have suggested be used in new developments.

Dr. Mark expressed concern that the street entrance at Brownsburg Road might not be wide enough for cars waiting to pick up children from the school bus. Mr. Demerich said that he thought that it would be adequate, as the entrance is 26 feet wide and there are only seven houses planned for the development.

The Commission discussed whether a Homeowner's Association would be necessary for this development, and Mr. Canales said that he thought that maintenance of the underground drainage system should be the shared responsibility of all of the homeowners.

Mr. Davis questioned how the deed restricted open space would be delineated to prevent a homeowner from building in it.

Mr. Canales explained that this open space has the natural barriers of steep slopes and heavy woods. He said that the Township has only used fencing on open fields. He said that the space would be also marked by monuments.

The Commission agreed to recommend that the Supervisors accept a fee-in-lieu of improvements to Brownsburg Road. In discussing streetlights, Mr. Lloyd noted that the Board has also accepted a fee for maintenance of the streetlight in the past, and that seems like a good idea for this development.

Mr. Don Diefenback of 380 Brownsburg Road asked how many of the houses would be visible from the street. Mr. Canales said that six of the seven would be visible, but not all from the same location. Mr. Lloyd said that the proposed plan has only the fronts of houses visible from Brownsburg Road, which he said would be more attractive. There are also to be plantings along the Brownsburg Road frontage.

Mr. Diefenback expressed concern that there could be noise pollution if these wooded areas are used for all terrain vehicles and snowmobiles. He asked if there could be deed restrictions. Mr. Canales said that these woods are private properties, and no restrictions could be placed on the lots that do not apply to other homes in the Township. He also noted that the land is steeply sloped and would not be conducive to riding ATV's and snowmobiles.

Mrs. Nina Rupeiks of 328 Brownsburg Road expressed concern about the water table. She said that she is worried about her well, noting that Renny's Perennials already strains the water supply. Mr. Canales said that water studies have been conducted in the area and tests have been conducted monitoring some of the neighboring wells. He would find out if Mrs. Rupeiks' well had been tested, and get back to her.

Mr. Lloyd moved to recommend that the Board of Supervisors approve the Preliminary Plan for Subdivision for 359/369 Brownsburg Road with the conditions that:

- *Waivers be granted to plant trees around the underground detention basin, to pay a fee-in-lieu of improving Brownsburg Road, to eliminate sidewalks and to use Belgian block curbing instead of poured concrete;*
- *The plan will comply with the Pickering, Corts and Summerson, Inc. letter of June 9, 2005, the Boucher and James, Inc. letter of June 16, 2005 and the Fire Marshal's letter of June 23, 2005;*
- *The plan be updated to reflect compliance with letters of Boucher and James, Inc. dated June 16, 2005 and Pickering, Corts and Summerson, Inc. dated June 9, 2005;*
- *The name "Balmoral" be approved by the Historic Commission.*

Mrs. Mark seconded and the motion passed 4-0.

Dumack Minor Subdivision Plan: Mr. Heath Dumack and Mrs. Karen Dumack were present to discuss their plan to subdivide a 5.2-acre parcel on Durham Road in the CR-2, (Country Residential/ Medium Density) Zoning District, into two lots. The first lot would contain the existing office and carriage house, and the second lot would contain a single-family house. Mr. Dumack said that he has been in discussion with the developers of the Anchor Nursery property about providing access to the new lot through that development's cul-de-sac. If that is not workable, then a flag lot is proposed.

Mr. Dumack noted that variances would be needed from the Wrightstown Zoning Hearing Board for the width of the flag and for the side yard setback on the existing office. The flagpole on this lot currently exceeds the maximum length permitted. It is 430 feet.

Ms. Goldstein expressed concern about approving this plan with the proposed access through the Anchor cul-de-sac, because that street has not been constructed, nor has the plan been approved. Mr. Davis suggested that Mr. Dumack contact RT Homes about access through Pheasant Lane.

In reviewing the Pickering, Corts and Summerson, Inc. letter of June 16, 2005, Mr. Dumack noted that he would need the following waivers:

- To dedicate only a 25-foot right-of-way along Durham Road;
- From requirement to provide curbs on Durham Road;
- From requirement to provide sidewalks;
- From requirement to provide streetlights;
- For the length of the stem of the flag lot.

Mr. Dumack said that he will comply with all other points in the Pickering, Corts and Summerson, Inc. letter and with the Boucher and James, Inc. letter dated June 16, 2005.

Mr. Canales noted that the Nova Consultants Wetland Report, which delineates waters of the United States, is to be reviewed by the Army Corps of Engineers for a jurisdictional determination, and that line must be added to the plan.

Mr. Dumack said that he wanted to submit these plans now, to get a review to learn what would need to be revised, and to learn the Commission's feelings about the plan. Mr. Dumack said that he does not intend to build for five or six years, and it will be his own home.

Mr. Lloyd said that the Commission does not favor flag lots, and he would prefer to see access through the Anchor property or through Pheasant Lane. He suggested that Mr. Dumack might want to bring it to a Work Session of the Board of Supervisors to get some informal input on their feelings about the plan.

Mr. Dumack said that he is concerned about the stream crossing to access Pheasant Lane, and he still needs to have a septic study done. An extension would be needed.

The Commission agreed to table this discussion.

Codified Ordinance Review: Mr. Davis said that he would ask that the Township Manager put the Draft Ordinance on a CD for the Commission Members to review at home.

Adjournment: *Mr. Lloyd moved to adjourn at 9:30 p.m. Dr. Mark seconded and the motion passed 4-0.*

Respectfully Submitted,

**Mary Donaldson
Recording Secretary**