

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF MEETING OF OCTOBER 23, 2006**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:05 p.m. by Chair Chester S. Pogonowski. In attendance were Vice-Chair Jane B. Magne, Township Administrator Eileen M. Bradley, Township Engineer Mario Canales and Township Solicitors Terry W. Clemons and Scott MacNair. Member/Treasurer Robert S. Lloyd was absent.

Cherry Lane Bridge: Mr. Canales updated the Board on progress on the design of the Cherry Lane Bridge. Tentative schedule would be: finalize erosion and sedimentation controls plans for submission to Conservation District and DEP; bidding the project in mid January 2007; award of bid mid February; Notice to Proceed in early March; work to begin mid June.

Mr. Clemons would investigate obtaining a maintenance easement or right-of-way from John Wood, who owned the parcel where the bridge headwall would be constructed. PECO power lines were located overhead and would require deactivation during installation of the concrete culvert.

Chapman Corner/Hibbs Sewage Treatment Plant: Mr. Canales and Ms. Bradley had recently met with Toll Brothers and their consultants to review preliminary plans for the Chapman Corner (Hibbs) sewage treatment plant. Toll would be submitting a DEP Part Two Application for Township review.

Warner Way Dedication: Ms. Bradley noted that outstanding punch list items in the Wilkins/Wons Subdivision were being completed by the developer. She recommended that the Township plan on taking dedication of Warner Way at the November 6 meeting.

Sprint PCS: Mr. Clemons presented a draft Conditional Use decision and asked that the Board and Engineer review prior to the next meeting. Mr. Pogonowski asked that Mr. Canales compare the existing landscaping with what was submitted on the original American Tower landscape plan.

Open Space Tax Freeze: Mr. Clemons would continue to monitor the County's policies regarding the recently enacted tax freeze on open space.

Pension Excess Interest Distribution: Ms. Bradley noted that the Township's Police and Non-Uniform Pension Plans had earned excess interest over the last fiscal year which required action from the Board as to how distribution of the excess interest would be made. Documentation would be presented at the next meeting.

CVS Issues: Ms. Bradley said that County Builders had inquired as to whether or not the Board required placement of a street light along Route 232 at the entrance to the CVS. The Board indicated that if it was not required by PADOT, it would not be required by the Township.

Anchor Run Farm: Ms. Bradley noted that the tenant at the Anchor Run Farm Ranch house had enclosed an existing deck without any permission from the Township (the landlord) or any building permits. Code Enforcement Officer Ted Middleman said that he had significant issues with the construction. It was agreed that a violation letter would be issued by the Township as landlord, as well as by Mr. Middleman for the Building Code violations.

Chippewa Farm Update: Ms. Bradley gave an update on progress with the Chippewa Farm Renovation Project, including: documentation for the building loan would be finalized for the November 6 meeting; the installation of the I-Beam had been completed successfully under a change order for \$13,792.00; draft-stopping had been installed in the attic; attic walkways leading to each heating unit would be required by building code; some roof sheathing would need to be replaced; the main soil pipe would need to be replaced by PVC pipe under a change order for \$2,367.75.

General contractor Walter Brucker had submitted a quote on additional drywall work for \$17,518.00, which included all offices that were currently planned for use, as well as the main flex space area, the caucus room and lobby. The existing vinyl-coated drywall was dirty, full of holes that could not be easily patched, and would require special fitting for all door jambs and trim work.

Mr. Pogonowski made a motion, seconded by Ms. Magne to authorize the change order to allow new drywall, trim and paint in rooms 102, 109, 110, 111, 112, 113, 114, 115 and 119 . All were in favor.

There being no further business or comment, Ms. Magne made a motion, seconded by Mr. Pogonowski, to adjourn the meeting at 7:25 p.m. All were in favor.

Respectfully Submitted,

Eileen M. Bradley
Township Administrator