

**WRIGHTSTOWN PLANNING COMMISSION  
MINUTES OF MEETING OF APRIL 12, 2007**

The Wrightstown Township Planning Commission met on Thursday, April 12, 2007 in the Township Building, 2203 Second Street Pike, Wrightstown, PA. In attendance and voting were: Frank Davis, Chair; John Halderman, Vice-Chair, Joseph Conroy, James A. Peruto, Norman Sommer and Lary Whalen, Members. Also in attendance were Judith Stern Goldstein, Township Planner and Mario Canales, Township Engineer.

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

**Approval of Minutes:** *Mr. Whalen moved to accept the Minutes of March 8, 2007. Mr. Davis seconded and the motion passed 6-0.*

**Old Business: Mendonca-Collito Conditional Use:** Ms. Goldstein explained to those in attendance that this application is for Conditional Use approval. Certain uses are permitted in certain zoning districts by Conditional Use, which means that the applicant must show that the Use meets all of the requirements of JMZO Section 1303. The Planning Commission would review the application, and make recommendations to the Board of Supervisors. The Planning Commission is an advisory board; however final decision to approve rests with the Board of Supervisors.

Maria Mendonca and Robert McCarrey were in attendance to discuss the application for a Use A-4 Riding Academy in the CM (Conservation Management) Zoning District. The property consists of four tax map parcels, two in the CM Zoning District and two in the CR-1 (Country Residential) Zoning District. The total size of the four lots is 34.5 acres. Ms. Mendonca questioned certain portions of the review letters, particularly the need for a landscape architect to be employed to provide buffering. Ms. Mendonca pointed out that the entire property is surrounded by adequate buffering. She said that one of her neighbors is asking for a 24 foot buffer. She was also unwilling to consolidate all four parcels. While it is her intention to keep all four parcels for her own use, she did not want to give up the right to subdivide at some future date.

Ms. Goldstein explained that she is not necessarily required to provide more buffering than currently exists, but to show the buffering on the plan. The current plan does not show the buffering, or the species of plants. The plan should be revised to show existing buffering. It is possible that additional buffering might be required, but that is not known according to the plans submitted.

In response to questions from the Commission, Ms. Mendonca said that the Fire Marshal had reviewed the smoke and heat detectors and felt these were adequate.

In discussion of consolidation of the four parcels, Mr. Davis noted that the rear two parcels are landlocked, and if they were to be subdivided, an easement would have to be given to allow access.

There was some discussion about the lot lines on the plans. The line between the two CR-1 lots and the two CM lots is not clearly defined. Ms. Goldstein asked that the plans be updated to better show the lot lines.

Mr. Canales noted that there had been a building permit application for the barn on lot 53-002-097-1, which is 13.6 acres. This previous application has added to the confusion about which properties are to be included in the conditional use application. There are some additional engineering issues that need to be cleared up; fences, parking and lighting need to be shown on the plans.

Mr. Sommer said that he has visited the site and finds it is a beautiful facility and the riding academy use should be encouraged. Mr. Canales had pointed out that this Use is not permitted in the CR-1 zoning district, but if the Use is contained on the two CM lots, and it meets all of the requirements of the ordinance, he does not support requiring the applicant to consolidate.

Ms. Goldstein noted that this application has not been reviewed as a 25-acre CM application.

The Commission discussed lighting. Ms. Mendonca said that the lights are 90 watt bulbs, about 13 feet high. They are standard floodlights providing light at the barn doors and the parking areas. In response to Mr. Davis' question, Ms. Mendonca said that the alarms have sound, and although the sound might frighten the horses, but that is a lesser concern than the safety of the animals.

*Mr. Halderman moved to recommend that the Board of Supervisors approve the Conditional Use application of Maria Mendonca for an A-4 Riding Academy subject to the following conditions:*

- 1. That the plans comply with the review letters of Boucher and James dated February 21, 2007 and Pickering Corts and Sommerson dated February 8, 2007;*
- 2. That all four tax map parcels be consolidated and no further subdivision be allowed;*
- 3. That no horse shows take place at the Riding Academy;*
- 4. That a manure management plan be developed;*
- 5. That the plans comply with the review of the Fire Marshal.*

*Mr. Sommer seconded.*

Discussion of motion: Mr. Sommer disagreed with the condition that the four parcels be consolidated. He said that if the twenty-five acres are sufficient to meet all requirements of the Ordinance, the applicant should not be required to consolidate the parcels, and limit the ability to someday sell the two CR-1 lots. Mr. Peruto and Dr. Conroy agreed with Mr. Sommer.

*Mr. Halderman rescinded his motion, and moved to recommend that the Board of Supervisors approve the Conditional Use application of Maria Mendonca for aA-4 Riding Academy subject to the following conditions:*

- 1. That the plans comply with the review letters of Boucher and James dated February 21, 2007 and Pickering Corts and Sommerson dated February 8, 2007;*
- 2. That no further subdivision of the parcels be permitted;*
- 3. That no horse shows take place at the Riding Academy;*
- 4. That a manure management plan be developed;*
- 5. That the plans comply with the review of the fire marshal.*

*Mr. Sommer seconded, and the motion passed 6-0.*

**Courtyards at Penns Crossing – Revised Preliminary Plan:** Attorney Donna Weingel and Engineer Heath Dumack were in attendance to review the revised final plans for construction of three new buildings and one building addition on the property at Second Street Pike and Penns

Park Road. The applicant has recently received a variance for front yard parking with some additional landscaping. The architectural renderings for the Sterling Limousine building are not yet completed. The applicant has been working with Professor Auerbach of the Bucks County Community College Historic Preservation Department on designs that will be in keeping with the nature and appearance of the Village of Penns Park. The applicant would welcome input from the Historic Commission, if the Board of Supervisors would want that.

Ms. Weingel indicated that the applicant will comply with the review letters of Boucher and James and of Pickering Corts and Sommerson. They are only seeking one waiver from SALDO Section 513.H to permit a maximum slope of 4% in the parking areas. Mr. Dumack explained that to comply with the Ordinance, the terraces would have an additional drop of one to two feet. Ms. Goldstein noted that a slope of 5% or greater causes difficulty with car doors.

Mr. Dumack said that he is still waiting for PADOT's requirements for the intersection improvements. They are also trying to revise the access point to better accommodate a fire ladder truck. In response to Mr. Halderman's question, Mr. Dumack said that he has not been able to find out who owns the streetlights in front of the building. The lighting proposed will shine away from the residential properties. In response to Mr. Peruto's questions, he said that the front yard buffering will comply with all requirements. There will be 480 shrubs and 103 evergreens. The buffering will be heavier along the property line shared with the Bozak property. The front yard parking is to be held in reserve unless or until it is needed.

The Commission discussed with the applicant the need to apply for Conditional Use. Ms. Goldstein indicated that she would like both Land Development and Conditional Use to occur simultaneously. Ms. Weingel said that this is the applicant's choice.

Mr. Emmanuel Bet-Esfandiar of 2253 Penns Park Road pointed out that the plans show the applicant's driveway aligned with the front of his house. He is concerned about headlights shining into his house at all hours, particularly from the limousine company.

At Mr. Canales' suggestion, Mr. Dumack agreed to work with Mr. Bet-Esfandiar to plant buffering along the front of Mr. Bet-Esfandiar's property. Mr. Bet-Esfandiar did not object to plantings on his property if it would help cut down on glare.

*Mr. Halderman moved to recommend that the Board of Supervisors approve the application of Courtyards at Penns Crossing for Preliminary Land Development subject to the following conditions:*

- 1. That the plans comply with the review letters of Boucher and James dated March 19, 2007 and of Pickering Corts and Sommerson dated March 8, 2007;*
- 2. That the plans be revised to clearly show changes and compliance with review letters to make the plans more legible;*
- 3. That the applicant's attorney discuss with the Township Solicitor the timing of Conditional Use applications for this project;*

4. *That the applicant work with Mr. Bet-Esfandiar to provide acceptable buffering along Mr. Bet-Esfandiar's front property line*

*The Commission recommends that a waiver be granted from SALDO Section 513.H to allow a grade not to exceed 4% in the parking areas.*

*Dr. Conroy seconded and the motion passed 6-0.*

**New Business: JMZO 2006-06 – Winery:** Mr. Davis noted that this amendment had been of concern to Newtown Township because of the already existing Rose Bank Winery. For that reason, the acreage is different in the different municipalities.

*Mr. Whalen moved to recommend that the Board of Supervisors approve JMZO 2006-06, Winery for advertisement. Mr. Halderman seconded and the motion passed 6-0.*

**JMZO 2006-08 Lighting:** Mr. Davis explained that this amendment would take lighting out of the JMZO so that each municipality could have its own lighting ordinance.

*Mr. Halderman moved to recommend that the Board of Supervisors approve JMZO 2006-08, Lighting for advertisement. Dr. Conroy seconded and the motion passed 6-0.*

**JMZO – 2006-11 Landscape Contractor:** *Mr. Peruto moved to recommend that the Board of Supervisors approve JMZO 2006-11, Landscape Contractor for advertisement. Dr. Conroy seconded and the motion passed 6-0.*

**JMZO 2006-20 QA to QA-A and Fireworks; JMZO 2007-01 Corrections to QA:** *Mr. Halderman moved to recommend that the Board of Supervisors approve JMZO 2006-20, QA to QA-A and Fireworks and JMZO 2007-01 Corrections to QA for advertisement. Mr. Peruto seconded and the motion passed 6-0.*

*Mr. Halderman moved to adjourn at 10:10 p.m. Mr. Davis seconded and the motion passed unanimously.*

**Respectfully Submitted:**

**Mary Donaldson**  
**Recording Secretary**