

**WRIGHTSTOWN PLANNING COMMISSION  
MINUTES OF MEETING OF MAY 24, 2007**

The Wrightstown Township Planning Commission met on Thursday, May 24, 2007 in the Township Building, 2203 Second Street Pike, Wrightstown, PA. In attendance and voting were: Frank Davis, Chairman; Ann Mark, Lary Whelan, James Peruto, and William Perry, Members. Also in attendance were Township Engineer Mario Canales, Township Planner Judith Stern Goldstein and Township Administrator Eileen M. Bradley.

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

**Approval of Minutes:** Approval of Minutes of Meeting of April 26 were unanimously approved on a motion by Mr. Peruto and seconded by Mr. Perry. Approval of Minutes of Meeting of May 10 were unanimously approved on a motion by Dr. Mark and seconded by Mr. Whelan.

**Bentley Minor Subdivision Preliminary/Final Plan:** Appearing for the Applicant were : Mr. Brian Bentley, owner; Mr. Charles Marte, Esquire; Mr. Jeff Brown of Princeton Junction Engineering; Dr. James Schmid of Schmid Associates; and Randy Kertes and Phil Evans of Lanwin Realty. They presented a plan to subdivide a 9.99 acres parcel into two lots, one including an existing house and structures. Both lots would use the existing driveway to avoid additional disturbance of wetlands. The Applicant was requesting at least eight (8) waivers.

Mr. Davis was concerned about the length of the proposed driveway, or that it was a shared driveway. Mr. Marte noted that the driveway would have cross easements for access, maintenance and repairs.

Mr. Peruto did not like the fact that the applicant proposed a flag lot. Mr. Davis added that the flag exceeded the allowable lengths.

Mr. Brown noted that the proposed lots were set due to the logistics of the property. There were only two sites suitable for septic locations and the property had extensive wetlands and water courses.

Dr. Schmid of Schmid and Company reviewed a wetlands study of the property done by his company. The study was submitted to avoid applying for a Jurisdictional Determination by the Army Corps of Engineers. An application for a Determination had not been submitted. The Applicant was requested to do so.

Mr. Canales noted that the stormwater management plans would require additional revision in consultation with his office.

It was also noted that Ms. Goldstein had not submitted her review on the latest revised plan, due to its late submission.

The Applicant was requested to locate wells, septic systems and driveways on adjoining lots. Existing buffers were requested to be mapped to insure adequacy along Worthington Mill Road and the Howes Tract (rear).

The Commission instructed the Applicant to consult with the Township Engineer, revise the plan, resubmit and appear again before the Planning Commission.

*There being no further business, Mr. Peruto made a motion, seconded by Dr. Mark, to adjourn the meeting at 9:50 p.m. All were in favor.*

**Respectfully Submitted:**

**Eileen M. Bradley**  
**Township Administrator**