

WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF MAY 8, 2008
DRAFT – Revised and Posted 05/16/08

The Wrightstown Township Planning Commission met on May 8, 2008 at the Wrightstown Township Building, 2203 Second Street Pike, Wrightstown. In attendance and voting were: Frank Davis, Chairman, Joseph Conroy, Ann Mark, and Lary Whalen, members. Also in attendance were Mario Canales, Township Engineer and Judith Stern Goldstein, Township Planner.

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

Approval of Minutes: Mr. Whalen noted that on page 2 of the Minutes of April 24, under “Other Business”, the members had agreed that the ad hoc committee would meet on regular Planning Commission meeting dates when there is not a Planning Commission agenda.

Dr. Mark moved to accept the minutes of April 24, 2008, as corrected. Mr. Whalen seconded and the motion passed 4-0.

Szarko Minor Subdivision (Lot Line) Plan: Attorney Maureen Carlton represented the applicant in this review of a lot line change of a minor subdivision at 780/786 Penns Park Road in the CR-1, Country Residential - Low Density Zoning District. Ms. Carlton explained that the plan proposes to relocate the existing lot line dividing lots numbered 1 and 2, so that lot 1 contains approximately 2.18 acres and lot 2 contains approximately 1.08 acres. The existing drainage easements area and septic area on lot 2 are both proposed to be relocated. Mr. Szarko had subdivided the property in 2005, and sold one parcel to Mr. Zeal, who would like to purchase the additional 0.93 acres to create a larger yard.

Mr. Szarko presented the Commission with a copy of the letter from the health department confirming testing of the sand mound. Perk tests are to be done this week to determine the correct size of the sand mound.

Ms. Carlton confirmed that the applicant will comply with the Pickering Corts and Summerson letter of April 16, 2008 and the Boucher and James letter of April 21, 2008. She questioned item #4 of the Boucher and James letter, regarding buffer yards.

Ms. Goldstein explained that existing vegetation could be included in the plans, but the plans should show that the buffering requirements have been met.

Mr. Szarko explained that because of the unusual shape of the lots, a building on the second lot would be located directly in line with Mr. Zeal’s home. By transferring this 0.93 acres to Mr. Zeal, the remaining lot’s shape would be such that the building envelope would no longer be directly behind Mr. Zeal’s home. It would create a buffer and more privacy.

Mr. Canales pointed out that the approval to subdivide these lots in 2005 had restricted further subdivision pursuant to a declaration of covenants, conditions and restrictions as recorded in the Recorder of Deeds of Bucks County. He said that this is a legal matter that can only be resolved by the Board of Supervisors and the Solicitor.

Mr. Szarko and Mr. Zeal each stated that they would agree to no further subdivision of the property.

Ms. Carlton questioned whether this restriction applies, as it is not a creation of a third lot, but only a lot line change.

Mr. Canales explained that the Ordinance includes lot line changes in its definition of subdivision.

Ms. Goldstein suggested that the Commission could make a recommendation to either approve the application, deny because of the subdivision restriction, or pass the application without comment. She said that the applicant should know before plans are revised whether the lot line change would be permitted.

In response to Mr. Whalen's question, Mr. Canales and Ms. Goldstein each said that the Solicitor should answer whether the two lots could be re-combined at a later date. Neither was sure of the correct answer.

Dr. Conroy moved to send this application to the Board of Supervisors without comment. Mr. Whalen seconded and the motion passed 4-0.

Other Business: Mr. Davis said that a committee is being formed to revise the Ordinance and a Planning Commission volunteer would be needed.

Mr. Canales said that a similar committee had reviewed the SALDO; he, Township Manager Eileen Bradley, a supervisor and a member of the Planning Commission served, with Ms. Goldstein attending as needed. This committee met once a month for about one hour in late afternoon for only four or five months. The new committee would include Supervisor Robert Lloyd. Once Mr. Lloyd's schedule has been determined, a meeting time would be set.

Mr. Whalen agreed to represent the Planning Commission on the committee.

Mr. Whalen announced that the Heritage Conservancy is conducting programs and open houses on environmental issues at Hortulus Farm.

The members briefly discussed the differences between drip and spray septic systems.

Dr. Conroy moved to adjourn at 8:45 PM. Dr. Mark seconded and the motion passed 4-0.

Respectfully Submitted:

**Mary Donaldson
Recording Secretary**