

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF APRIL 10, 2003**

The Wrightstown Township Planning Commission met on Thursday, April 10, 2003 in the Community Room of The Village Library, Penns Park Road, Wrightstown, Pa.

Members present were Frank E. Davis, Joseph Colombo, John Fowler, Robert Lloyd, Dennis Keating and Ann Mark. John Halderman and William Perry were excused. Supervisor Jane Magne, Engineer representing Pickering, Corts & Summerson, Inc., and Judith Stern Goldstein, representing Boucher & James, Inc., were present.

Minutes of the meeting held on March 27, 2003 were approved on motion of member Lloyd, seconded by member Fowler, and approved by all members present with an addition of John Fowler having been in attendance.

Szarko Minor Subdivision Sketch Plan: Ms. Maureen Burke Carlton of Curtin & Hefner, LLP, Attorneys at Law; Engineering firm representative, Heath Dumack of R. C. Dumack, P.E. & Associates; and Joseph Szarko, owner of the property situated at Penn Oak Trail and Wrightstown Road were present to dialogue with the Commission.

Commission members were in receipt of review letters from Pickering, Corts & Summerson, Inc., dated March 10, 2003; and from Boucher & James, Inc., dated March 12, 2003.

Listed numbers 1 through 16 of the Pickering, Corts & Summerson, Inc., letter will be complied with and discussion focused on #2 - a probable sketch plan will be submitted; #8 - discussion on Lot #3 width will be reviewed and re-considered by the Applicant; #12 - the Applicant will request the Board of Supervisors consider a fee-in-lieu of land; #16 - will be further discussed with the Board of Supervisors at a scheduled presentation.

Listed items in the Boucher & James, Inc., letter were discussed: all enumerated comments will be complied with. Discussion centered on Natural Resources Item C: site capacity calculations will be re-submitted; Layout & Improvements: Item A will be corrected to say Lot #1; Items B, C, D will be addressed by application of waiver, Item E will be addressed by the Board of Supervisors. Recreation Land paragraph will require a fee-in-lieu of. General Planning Comments: Item D will be further discussed and Item E will continue to be discussed by the Applicant.

Neighbors present dialogued with Commission members and the applicant about concerns: Mr. Ron Capolla, 28 Penn Oak Trail and Mr. & Mrs. Fred Fisher, 66 Penn Oak Trail noted concerns relating to storm-water run-off, septic systems locations, tree removal, pin markers, saving protected species growing naturally on the sites.

Mr. Szarko stated he planned to build his personal home on one of the sites and, therefore, promised to become a good neighbor in reply to all concerns.

Chairman Davis stated the Commission would like to know the depth of bed-rock on the follow-up plan which should be submitted as a Revised Sketch Plan. Consultant Goldstein noted the applicant could proceed directly to a Preliminary Plan.

On motion of member Lloyd, seconded by member Halderman and approved by all members present, the Szarko Minor Subdivision Sketch Plan was tabled.

Other Business: On motion of member Halderman, seconded by member Lloyd with all members voting approval, JMZO #2003-01 Use Tables & Lot Widths Amendment was recommended for approval by the Board of Supervisors after favorable discussion on elements regarding areas affected in Wrightstown Township.

JMZO #2002-06: Lighting (revising the regulations for lighting commercial and residential properties). On motion of member Fowler, seconded by member Lloyd, with all members voting approval was recommended for approval by the Board of Supervisors. Discussion centered on the concerns relating to flood-lights on residential homes being on 24-hours for security.

JMZO #2002-10: Accessory Structures: on motion of member Lloyd, seconded by member Fowler with all members voting approval, was recommended for approval by the Board of Supervisors.

JMZO #2002-17: E-16 Conversions: discussion centered on the operations of dry-cleaner establishments who process work on site and regulated disposal of solutions/contaminants. On motion of member Fowler, seconded by member Colombo with all members voting approval, proposed Amendment JMZO #2002-17 was recommended for approval by the Board of Supervisors.

General Discussion: Ms. Goldstein commented on the process for review of sketch plans on agendas of the Planning Commission noting that a formal vote was unnecessary, a “straw poll” would be sufficient. She plans to lead the Commission in a training session during an up-coming meeting. She distributed copies of “The Planning Commission, Series #2” received at the State Convention of Township Supervisors held recently in Hershey, Pa.

Supervisor Magne reported that a workshop attended entitled: “Retaining the Character of the Township” was very informative and she and Supervisor Masenheimer planned to use and share information gleaned. Ms. Magne stated a report from the EAC would be presented to the Board of Supervisors regarding leaf disposal and other matters of concern to township residents and may be written in a soon-to-be-mailed newsletter.

Chairman Davis inquired about copies of the SALDO and related Ordinances which will be distributed to Commission members when received from the printer.

Adjournment:

There being no further business to come before the Commission, the meeting was adjourned.

Respectfully submitted,

Ethel K. Hibbs
Secretary