

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF MAY 8, 2003**

The Wrightstown Township Planning Commission met on Thursday, May 8, 2003 in the Community Room of The Village Library, 729 Penns Park Road, Wrightstown, Pa.

Members present were Frank E. Davis, Joseph Colombo, Robert Lloyd, Dennis Keating, William Perry, John Fowler, and Ann Mark. Member John Halderman was absent. Also attending were Supervisor Jane Magne, Township Engineer Mario Canales of Pickering, Corts & Summerson, Inc., and Township Planner Judith Stern Goldstein of Boucher & James, Inc.

Chairman Davis called the meeting to order at 8:00 p.m., requesting approval of Minutes of the Meeting held on April 21, 2003. On motion of Member Keating, seconded by Member Lloyd and approved by all present, Minutes were approved as presented.

Popper Minor Subdivision Sketch: Appearing for the applicant was Mr. George Popper, Mr. Patrick Deacon and Mr. Ken Pahutski of Pahutski Land Surveying, Inc.

Mr. Pahutski said that the Applicant would comply with most issues raised in Mr. Canales' letter of April 30, 2003 and Ms. Stern-Goldstein's letter of May 1, 2003. At issue were the width of the proposed Williams Lane at twenty (20) feet and the irregular lot shapes.

Mr. Davis expressed concern for the turning radius at Cedar Lane and Williams Avenue. Cedar Lane has a width of sixteen (16) feet. Mr. Pahutski said that the radius was fairly wide and should be able to accommodate emergency vehicles. Mr. Fowler asked if the road would be dedicated to the Township. Mr. Pahutski indicated that the intent of the Applicant was to do so. Member Keating said that the smaller width had less of an impact on the neighborhood, as well as creating less impervious surface. It serviced only three (3) houses.

Several Members expressed concern over drainage of Williams Lane onto Cedar Lane. Mr. Pahutski said that stormwater management would be addressed in the preliminary submission, but he felt that any concerns could be resolved. The road could be graded in such a way to prevent water from collecting at the mouth of the road. Wetlands testing would also be done.

Members discussed the granting of a waiver from SALDO requirements regarding road widths. Members also discussed dedication of the open space acreage, the granting of waivers from SALDO requirements regarding irregularly shaped lots and for a lots length versus width requirements, as there was adequate acreage for each lot and septic areas did not aesthetically encroach on any neighbors.

Member Davis reminded the Applicant that all lots would have to be monumented at all corners and changes in direction, and thanked the Applicant for his efforts to improve the configuration of the subdivision.

Adjournment

There being no further business to come before the Commission, the meeting was duly adjourned at 9:00 p.m. on motion by Member Fowler, second by Member Keating. All were in favor.

Respectfully submitted,

Eileen M. Bradley
Township Administrator