

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF JUNE 26, 2003**

The Wrightstown Township Planning Commission met on Thursday, June 26, 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, and John Fowler. Members John Halderman, William Perry, Dennis Keating and Ann Mark were absent. Also attending were Supervisor Allen Masenheimer, Township Engineer Mario Canales of Pickering, Corts & Summerson, Inc., Township Planner Judith Stern Goldstein of Boucher & James, Inc., and Township Administrator Eileen M. Bradley.

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

Chairman Davis noted that approval of Minutes of the Meeting held on June 12, 2003 could not be done as there were not enough members present that had attended that meeting. Approval was tabled for a future meeting.

Chereisky/Advance Limousine Service: Appearing for the applicant was Mr. Sam Willard, who submitted a diagram of the subject property, TMP #53-012-068 located at 538 Durham Road, in the VR-4 zoning district.

The property currently contained existing offices with E1 and E2 uses, along with four residential units. The applicant proposed additional D1 and E3 uses, namely 800 square feet for a limousine rental service. The applicant planned on five or six limousines, two of which would be stretch limousines. Some of the vehicles would be parked onsite; some would go home with employees. Mr. Willard stated that the limousine business was currently operating at the property.

Discussion occurred in relation to the number of existing parking spaces at 19 versus the number required at 27 spaces. Mr. Willard said that he would comply with the number of spots required.

Mr. Davis pointed out that screening of the property from surrounding properties would need to be addressed. Mr. Fowler expressed concern that future E3 uses might negatively impact the community.

Reshetar Park Avenue Sketch Plan: Appearing for the applicant was Mr. Shawn Reshetar, Mr. Paul Dietz of Urwiler and Walter, Engineers, and Brad Lare, Esquire.

Mr. Lare presented an eight-lot sketch plan, each lot greater than one acre, for the Wicen property, TMP #53-002-102, 19.25 acres located at Park Avenue in the CR-1 District. The plan also included approximately 3.28 acres of open space intended for dedication to

the Township. The open space area contained a stormwater management system consisting of underground ballast pits and a small shallow dry detention basin. Smaller BMP ballast pits were indicated on individual lots. Almost all woodland areas were to be protected. The applicant would require a waiver for the length of the cul-de-sac.

Chairman Davis noted review letters from Pickering, Corts and Summerson, Inc. dated June 12, 2003 and Boucher & James, Inc. dated June 19, 2003. The County had not reviewed this sketch.

Both Mr. Canales and Ms. Stern-Goldstein noted that it had been agreed at a recent work session meeting that the plan should contain seven lots and no detention basin. The detention basin was to have been underground and located where Lot #7 is now. The current basin also had a berm that was over four feet high along Park Avenue and six feet high at the entrance to the subdivision. Mr. Lare stated that it was not economically feasible to have less than eight lots.

Mr. Canales also pointed out that the soils and wetlands as indicated on the plan were still not in compliance with Township Ordinances.

Chairman Davis suggested a walking path along Park Avenue in lieu of sidewalks. Member Colombo expressed an interest in sidewalks. Member Lloyd felt sidewalks were not within the rural character of the community. Mr. Lare suggested a walking path through the wooded area. Member Fowler thought a naturalistic path was a good idea, but Chairman Davis was concerned with maintenance of the path. Mr. Dietz suggested either a homeowner's association maintain the path, or leave it open for further discussion.

Member Fowler expressed concern over the Township taking ownership of separate open space lots throughout the Township. Member Colombo stated that if there was no walking path through the open space, the lot could remain natural, with little maintenance.

Member Lloyd suggested a reduction back to seven lots, underground BMP's and a shorter cul-de-sac.

Chairman Davis suggested changing white pines and tulip trees to other varieties that are heartier.

Member Lloyd asked about fire protection. Mr. Dietz said that every house would be sprinklered and the plan called for 2 5000 gallon holding tanks near the detention basin for Fire Company use.

Ms. Stern-Goldstein pointed out that recreation requirements had not been addressed on the plan and that the proposed landscaped buffer should present a more naturalistic hedgerow.

Member Colombo questioned the need for the planted island in the center of the cul-de-sac. Mr. Dietz said that some municipalities prefer them. Chairman Davis expressed concern over maintenance of the island. Member Fowler preferred the island, but asked if there was a way to shorten the cul-de-sac without disturbing the woodlands.

Chairman Davis asked if the detention basin along Park Avenue would meet the new regulations for stormwater rates. Mr. Dietz assured the Commission that the basin would comply with regulations.

Mrs. Lynn Bowen of Park Avenue expressed concern over stormwater management. The area was highly wet. Any additional water that was diverted to the stream along Park Avenue would flood the stream. Mr. Dietz said that the law required a reduction in the rate of water by 25%. The water in the basin would drain within 24 to 48 hours.

Mr. Dickson Sorenson of Park Avenue asked if all the water from the subdivision would drain into the basin. Mr. Dietz said that not all of the water would drain into the basin: most of the water would drain into the basin, part would continue to drain into the existing woodlands, and part would be handled by on-lot BMP ballast pits.

Adjournment

There being no further business to come before the Commission, the meeting was duly adjourned at 9:45 p.m. on motion by Member Fowler, second by Member Lloyd. All were in favor.

Respectfully submitted,

Eileen M. Bradley
Township Administrator