

**WRIGHTSTOWN PLANNING COMMISSION  
MINUTES OF MEETING OF JULY 8, 2004**

The Wrightstown Township Planning Commission met on Thursday, July 8, 2004 in the Community Room of The Village Library, Penns Park Road, Wrightstown, PA. Members present were Frank Davis, Ann Mark, John Fowler, Robert Lloyd, John Halderman and William Perry. Absent were Members Norman Sommer and Dennis Keating. Also present were Township Engineer James Majewski of Pickering, Corts & Summerson, Inc., and Township Planner Judith Stern Goldstein of Boucher and James, Inc. Wrightstown Township Board of Supervisor Member Jane Magne and Chester Pogonowski were also present. Chairman Davis called the meeting to order at 8:00 p.m.

Approval of the Minutes of the Meeting of June 24, 2004 was tabled due to a lack of members in attendance at that meeting to approve the Minutes at the time the minutes were reviewed.

**Reshetar/Park Avenue Major Subdivision Final Plan:** Appearing for the Applicant were Owner Robin Reshetar, Brad Lare, Esquire, and Engineer Paul Dietz of Urwiler and Walter.

Review letters received and discussed were: Pickering, Corts and Summerson, Inc. letter dated June 11, 2004; Boucher and James, Inc. letter dated June 3, 2004.

Mr. Reshetar indicated that plans submitted to the Township on July 7 contained minor revisions that were required as part of the resolution granting preliminary approval. He also indicated that the Applicant would comply with all issues in the June 11 Pickering, Corts and Summerson, Inc. review letter. The only remaining unresolved issue was regarding of a swale and in lieu contribution amount that would be the purview of the Township Engineer and the Board of Supervisors.

Ms. Stern-Goldstein said that the Applicant's May 26 submission was compliant per her review letter of June 3; however, she had not yet reviewed the most recent submission.

On motion by Member Fowler, seconded by Member Halderman with and approval by all Members present, the Reshetar/Park Avenue Major Subdivision Final Plan was forwarded and recommended for approval to the Board of Supervisors, subject to compliance with all Pickering, Corts and Summerson, Inc. and Boucher and James, Inc. review letters and subject to review of the July 7, 2004 submission.

**Fisher Minor Subdivision Preliminary/Final Plan:** Appearing for the Applicant, Wrightstown Township, was Mr. Dick Holler of Tri-State Engineers. Mr. Holler stated that the subdivision had been held up due to the requirement from Bucks County Health Department to install a new sand mound at the existing horse farm. That system was currently under construction.

Review letters received and discussed were: Pickering, Corts and Summerson, Inc. letter dated January 28, 2004; Bucks County Planning Commission letter dated January 14, 2004.

Ms. Bradley stated that Wrightstown Township had agreed to be the Applicant for the subdivision as a condition of a Conservation Easement on the property. The Township had purchased a Conservation Easement on 73 acres of the Fisher Farm, parcel #53-012-093, located on Wrightstown Road. The subdivision would divide the parcel into three lots: two conserved 36+ acre lots that would allow construction of one home each with residential accessory structures; one 5 acre lot consisting of the existing horse farm. Terms of the Easement were reviewed by the Commission.

On motion by Member Halderman, seconded by Member Fowler, with and approval by all Members

present, the Fisher Minor Subdivision was forwarded and recommended for approval to the Board of Supervisors, subject to compliance with Pickering, Corts and Summerson, Inc. letter of January 28, 2004.

**Other Business: Proposed JMZO #2004-14: Housekeeping/Lot Widths:** The proposed ordinance would revise the Newtown Area Joint Municipal Zoning Ordinance (JMZO) to correct various minor discrepancies. Sections 01 and 02 addressed lot widths. The Commission had reviewed the ordinance at a previous meeting at had taken issue with the lot width sections.

Mr. Pogonowski had reported that Newtown Township also did not agree with the lot width sections, and suggested that the Commission approve the ordinance in an amended form. There were housekeeping changes that should be immediately adopted, and the amendment was being held up over the lot width issue. He recommended removal of Sections 01 and 02 and corresponding deletions from the opening paragraph, and the addition of an editorial change in wording that would remove the reference to "Landscape Contracting" in the title of the A-6 Use. If desired, lot widths could be addressed in a future amendment.

The Commission agreed that if the Lot Widths sections were removed, the remainder of the ordinance would be acceptable for advertising.

On motion of Member Halderman, seconded by Member Fowler, and approved by all Members present, JMZO #2004-14 was recommended for approval and advertisement by the Board of Supervisors, subject to the removal of Sections 01 and 02 and the wording in the title paragraph referring to lot widths, and the addition of an editorial change in wording that would remove the reference to "Landscape Contracting" in the title of the A-6 Use. All were in favor.

**Personnel:** Ms. Bradley said that she had been interviewing candidates for the Recording Secretary vacancy and would address a possible candidate with the Board of Supervisors at its next meeting.

**Adjournment:** There being no further business to come before the Commission, the meeting was adjourned at 8:50 p.m. on motion of Member Fowler, seconded by Member Mark and approved by all Members present.

Respectfully submitted,

Eileen M. Bradley  
Acting Secretary