

WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
Minutes of Meeting of July 11, 2002

The Wrightstown Township Planning Commission met on Thursday, July 11, 2002 at 8:00 p.m. in the Community Room of The Village Library.

Members present were Chairman Frank E. Davis, Dennis Keating, William Perry, and Joseph Colombo. Supervisor Jane Magne and Engineer Mario Canales were in attendance. Members excused were John Fowler & John Halderman. Residents attending were Lynne Serwell and Bruce Bowen who reside on Park Avenue, and Dickson, Luke and Debra Sorenson who also reside on Park Avenue.

Chairman Davis called the meeting to order at 8 P. M.

Minutes of the previous meeting held on June 27, 2002 were approved as presented.

New Business: Reshetar/Park Avenue Sketch Plan:

Chairman Davis requested persons representing applicants: The Reshetar Group, Inc., to identify themselves for the record: Bradford J. Lare, Attorney for the Group; Shawn Reshetar and Engineer Ted Ware.

Earlier submissions of The Reshetar Park Avenue Sketch Plan dated May 9, 2002 had been distributed to members of the Planning Commission; a review from Heritage Conservancy dated June 20, 2002 and a review letter from Engineers Pickering, Corts & Summerson, Inc., dated July 9, 2002.

Attorney Lare stated dwellings were planned to be 4,000 square feet with the selling price approximately \$800,000.00. Attorney Lare discussed matters in the letters which were accompanied by his reply dated July 11, 2002 and included.

Attorney Lare dialogued with Commission members in review of each item:

1. No Open Space areas are shown as none were required. Sand mounds or in-ground systems were discussed and a report given that all lots "perked" for sand mounds when tested on July 11th, 2002.
2. Comments from members and residents focused on the lots, house sizes, irrigation systems and sewerage problems/conditions/types of installations.
2. Flood Plain maps would be secured by the applicant. Storm water and related problems were discussed in detail.
3. The applicant will comply with requirements to identify soil types and contact the Conservation District for further required data. Some lots, namely lots 4, 5 and 6, may be deleted from the Plan, according to Engineer Canales in conversation with Attorney Lare.
4. Discussion continued regarding Floodplain Districts and soils.
5. Applicant agreed to reconsider drainage control, etc. with the possibility to tie drains into an underground system.
6. The applicant would comply with further studies.

7. The applicant would secure current Subdivision and Land Development Ordinance documents and comply with same.
8. The applicant would comply with the Bucks County Planning Commission review.
9. The applicant would comply with the Heritage Conservancy letter dated June 20, 2002.

Old vehicles and other junk which has accumulated on the site would be properly disposed of. Chairman Davis instructed the Applicant that major changes would be required prior to re-submission. Mr. Canales reminded the Applicant that 55% of woodlands would be required to remain on the site and to consider this when preparing new drawings.

Member Keating discussed soil designations with the Applicant, noting no changes could be made for convenience of building. Member Perry suggested they contact the Bucks County Conservation District and the Bucks County Soil Survey book for further information which would prove helpful. Acceleration/deceleration lanes were discussed and Chairman Davis reminded them that no garbage disposal installations would be permitted at any time with sand mound installations.

The Applicant stated that they would advise neighboring homeowners of the time well-testing would be scheduled.

The Subdivision and Land Development Ordinance, the Joint Comprehensive Plan, The Soil Conservation District and the Joint Municipal Zoning Ordinance were explained to the Attorney. It was suggested that he refer to these documents when drawing up future plans.

Review of Pending Amendments

A review of pending amendments to the Joint Municipal Zoning Ordinance would be an agenda item at the meeting of the Newtown Area Regional Planning Commission at a meeting on July 18, 2002.

Attendance/quorum at upcoming meetings

A roll call of members for meetings of July 25th, August 8 and 22 was taken. Further verifications would be made by telephone to assure a quorum for important business matters.

Adjournment

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

Respectfully submitted,

Ethel K. Hibbs
Secretary