

WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
Minutes of Meeting of Thursday, September 25, 2003

The Wrightstown Township Planning Commission met on Thursday, September 25, 2003 in the Community Room of The Village Library, Penns Park Road, Wrightstown, Pa.

Members present were Frank E. Davis, Robert Lloyd, Dennis Keating, John Fowler and John Halderman. Excused were William Perry, Joseph Colombo and Ann Mark. Representing Pickering, Corts & Summerson, Inc. was Engineer Mario Canales and representing Boucher & James, Inc. was Judith Stern Goldstein, R. L. A.

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

Minutes of the meeting held on June 12, 2003 were approved on motion of Member Halderman, seconded by Member Keating and approved by all who had been present at that meeting.

Minutes of the meeting held on August 14, 2003 were approved on motion of member Lloyd, seconded by member Fowler and approved by all members present. Members abstaining due to absence on that date were Mr. Keating and Mr. Halderman.

Szarko Minor Subdivision Application: Mr. Heath Dumack, P. E., of Ralph C. Dumack Engineering Associates was present to review plans for the owners. Joseph Szarko and Frank Zuarrieri, owners of the acreage were present also.

Mr. Dumack noted that all items listed in the review letter received from Pickering, Corts & Summerson, Inc., dated September 9, 2003 would be complied to. He added that the same compliance would be agreed to as referenced in a review letter received from Boucher & James, Inc., dated September 10, 2003.

Also received were commentary letters from the Bucks County Planning Commission dated September 5, 2003 and Fire Marshal Phillip Leiggi of Wrightstown Township. Engineer Dumack stated that all homes would be built with automatic fire suppression systems, and there would be no sand mounds, rather installation of drip irrigation systems.

Tree substitutions: In conversation with Ms. Stern Goldstein, Engineer Dumack and the owners agreed to include alternate native species to the area in Bucks County in their re-submission of plans. A report from Del Val Soil Systems had been received but was not available for the Planning Commission.

Discussion centered on requested waivers numbered 1 through 5. The Planning Commission members noted that there would be no desire on the Commission record to agree to the installation of curbs and sidewalks in the rural area. A street light at the area where a road-opening at Penn Oak Trail and Wrightstown Road might be desirable.

Chairman Davis stated the fee-in-lieu-of matter(s) would be determined by the Board of Supervisors.

Waiver #4: relating to Class B buffers would be designed and built according to the Ordinance.

A lengthy discussion focused on the length of the driveway on Lot #1, a French drain along the stretch, and the width of the same. The drive should be re-drawn on plans to be re-submitted which will show actual tree disturbance on either side.

Member Fowler suggested an alternate design which indicated a driveway to Lot #1 from Penn Oak Trail, with no driveway entrance along Wrightstown-Taylorville Road, to which Chairman Davis agreed, but the owners did not. In a recent appearance before the Board of Supervisors, an approval had been indicated for the road opening. (May, 03).

Chairman Davis indicated a preference for monuments to determine borders rather than iron pins as shown on the plans in some instances. (See Item 7, page 2, PC&S. Inc. letter)

Landscaping: A brief discussion centered on identification of dead or diseased trees, an actual count of tree removal. Ms. Stern Goldstein suggested all information relating to tree count should be shared on the plans to be re-submitted. Engineer Dumack agreed to include this information, as required by Ordinance.

Chairman Davis stated that the concerns of the Consultants (Engineer and Planner) were shared by Commission members. The owners stated they would work with Engineer Dumack on the following matters as discussed:

1. Change in kinds of trees.
2. Buffer easement along state road.
3. Removal of trees, identifying same.
4. Del Val Soil Report to be submitted.
5. Monuments placed. (Item 7 in PC&S Letter)
6. Complete compliance with Review Letters.

The owners agreed to attempt to schedule a tour of the site with Ms. Stern Goldstein and would consider attaining the services of an arborist, if necessary at some time.

Chairman Davis invited public comments: Mrs. Mary Lee Johnson indicated she would like to make comments on the Simonds/Weichec Application, (it had been removed from the Agenda).

Mrs. Johnson inquired about the removal of fencing along Lot #21 of the proposed Simonds/Weichec Plan, and the Commission indicated agreement, stating the belief that it had been scheduled for removal on the expected submission.

Discussion on Proposed Ordinances: On motion of Member Lloyd, seconded by Member Keating and approved by all members present, the Proposed Ordinance #2003-01 will be recommended for approval by the Board of Supervisors in accord with Solicitor Walsh's letter dated September 5, 2003.

On motion of Member Lloyd, seconded by Member Fowler and approved by all members present, the Proposed Ordinance #2002-09 will be recommended for approval by the Board of Supervisors. Note: The understanding is that this Ordinance refers to new construction only.

Adjournment

There being no further business to come before the Commission, the meeting was duly adjourned at 9:30 P. M.

Respectfully submitted,

Ethel K. Hibbs
Secretary