

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION  
MINUTES OF MEETING OF THURSDAY, OCTOBER 23, 2003**

The Wrightstown Township Planning Commission met at 8:02 p.m. on Thursday, October 23, 2003 in the Community Room of the Village Library, Penns Park Road, Wrightstown, Pa.

Members present were Chair Frank E. Davis, Mr. John Fowler, Ms. Anne Mark, Mr. Robert Lloyd, Vice Chair John Halderman and Mr. Dennis Keating. Members Joseph Colombo and William Perry were excused. Also in attendance were Township Engineer Mario Canales of Pickering, Corts and Summerson, Inc., Township Planner Judith Stern Goldstein of Boucher & James, Inc. Residents of the community were also in the audience.

Chairman Davis called the meeting to order at 8:02 P. M.

**Approval of Minutes:** On a motion by Member Lloyd, seconded by Member Mark, the Minutes of the meeting of October 9, 2003 were approved on a vote of 5 to 0, John Halderman abstaining.

**Warner Meadows (Simonds/Weichec Tract) Major Subdivision**

**Final Plan:** Present for the Applicants were Mr. John VanLuvanee, Esquire of Eastburn and Gray; Mr. Clay Chandler of Heritage Building Group, Inc.; and Mr. William Reardon of Bohler Engineering, Inc.

References were made to the following Review Letters:

- Pickering, Corts & Summerson, Inc., dated Oct. 16, 2003
- Boucher & James, Inc., dated October 16, 2003
- Bohler Engineering, Inc., dated October 3, 2003
- Bucks Co. Planning Commission dated August 28, 2003
- Wrightstown Township Resolution #847, dated June 16, 2003

Mr. VanLuvanee referred to the Pickering, Corts and Summerson, Inc. letter, stating that all items listed would be complied with except: The Board of Supervisors would dialogue with the Applicant for resolution relating to Item #3, Lighting and related costs on a continuing basis.

Item #6 relating to the depth of the retention basin base, which is proposed to be "wet" for fire protection. Planning Modules will be received in the immediate future from DEP.

The proposed Street Light will be on a pole, with a PECO colonial fixture at the intersection with Route 413, with a plan to be presented for recommendation to approve same, resolving maintenance and related costs with agreement by the Board of Supervisors and the Applicants.

A temporary, illuminated sign designating the project will be erected for a period of time when construction begins, the plan to be submitted for approval.

On motion of Member Lloyd, seconded by Member Halderman, with all members voting approval, the Revised Final Subdivision Plan was recommended for approval by the Board of Supervisors, with the proviso that all matters in the Review letters (indicated above), would be complied with; and all matters relating to the depth and wetness of the basin be agreed to by the Board of Supervisors. Added was the condition that the Street Light be a 12' high Post light with fixture attached to a PECO pole, future maintenance to be agreed to with PECO, Inc., and the Township.

**Patrick Deacon (Popper) Minor Subdivision Preliminary Plan:**

Present for the Applicant were: were Mr. Patrick Deacon, developer; owners of the property Mark & Celeste Irwin; Mr. Theodore Koven, Jr., P.E., of Urwiler & Walter, Inc.; Mr. Michael Malloy, Esquire and Marc Jones, Esquire, of Eastburn & Gray.

Review Letters received were as follows:

- Pickering, Corts & Summerson, Inc., dated Oct. 13, 2003
- Boucher & James, Inc., dated October 16, 2003
- Bucks Co. Planning Commission dated Oct. 22, 2003
- Urwiler & Walter, Inc., (Engineers) dated Sept. 18, 2003

After a lengthy discussion on all matters in the Pickering, Corts and Summerson, Inc. letter, the Boucher & James letter and the letter from Urwiler & Walter, Inc., regarding waivers, private roads, calculations, lighting, tree-removal, road widths, the Linghocken Fire Marshal letter (dated October 6, 2003, but not received at this time by the Planning Commission), monuments, Open Space acreage and related maintenance: the matters were all to be discussed with Engineer Canales and Planner Stern Goldstein.

On motion of Member Keating, seconded by Member Halderman and approved by all members present, the Application was tabled.

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

Respectfully submitted,

Ethel K. Hibbs  
Secretary