

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF OCTOBER 24, 2002**

The Wrightstown Township Planning Commission met on Thursday, October 24, 2002 in the Community Room of The Village Library, Penns Park Road, Wrightstown, Pa. at 8:00 p.m.

Members present were Frank E. Davis, John Fowler, Joseph Colombo and William Perry. Also in attendance were Supervisor Jane Magne and Township Engineer Mario Canales of representing Pickering, Corts & Summerson, Inc.

Members of the McCaffrey family were present to address the Commission regarding a subdivision application on the Agenda for property owned by Daniel McCaffrey identified as parcel 53-002-021-009 situated on Penns Park Road. Also present was John Leapson, Engineer for T.E.I. Consulting Engineers, Inc.

McCaffrey Subdivision Application: Mr. Leapson asked for guidance from Engineer Canales regarding Open Space provisions and requirements. The property, divided into three separate lots, show acreage on Lot #1 to be three acres; acreage on Lot #2 to be 3.24 acres and acreage on Lot #3 to be 3.46 acres. (being a flag lot).

A lengthy discussion followed between Engineers, applicants and Commission members about re-locating the septic systems as well as re-aligning certain lot lines. Agreement was determined in order to create an optimum drainage flow, and to allow for improvements to slopes of sand mounds and their proximity to lot lines.

Engineer Canales will review calculations on a newly developed drawing by Engineer Leapson, who promised speedy presentation of revised plans in the interest of time and approval by the Planning Commission on November 14th and scheduling a presentation to the Board of Supervisors at their November 18th meeting.

On motion of member Fowler, seconded by member Colombo, with all members voting approval, the plan will be re-designed following all discussion and the applicant indicating compliance with all items in review letters received from Engineers Pickering, Corts & Summerson, Inc., dated October 7, 2002; Heritage Conservancy letter dated October 10, 2002; Bucks County Planning Commission letter dated October 21, 2002

The revised plan is expected to be presented to Engineer Canales and reviewed prior to the November 14th meeting of the Planning Commission, and be reviewed at that time.

Joint Zoning Commission Amendments: A brief review of pending Amendments indicated advertisements were being processed for recommendation of passage at the November 14th meeting for Amendments #2002-09; 2002-12 and #2002-13.

Amendment #2002-17: “Use E-16 Commercial Conversion Permitted as Conditional Use in the TC-Town Commercial District” (Newtown Township proposal) was copied to all members present for review.

Toll Brothers Application to Board of Supervisors: Supervisor Magne reviewed matters relating to an appeal recently filed with the PUC by Toll Brothers, Inc., which submitted applications for public water for a development at the intersection of Route #413 and Wrightstown-Washington Crossing Road.

Engineer Canales indicated he is presently reviewing the plans submitted for a 34-lot subdivision at the site.

Adjournment: There being no further business to come before the Planning Commission, the meeting was adjourned on motion of member Fowler, seconded by member Colombo and approved by all present.

Respectfully submitted,

Ethel K. Hibbs
Secretary