

**WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION
MINUTES OF MEETING OF THURSDAY, NOVEMBER 13, 2003**

The meeting of the Wrightstown Township Planning Commission was held on Thursday, November 13, 2003 in the Community Room of The Village Library, Penns Park Road, Wrightstown, PA.

Members present were Chair Frank E. Davis, John Fowler, John Halderman, and Robert Lloyd. Member Joe Colombo was excused. Township Engineer Mario Canales of Pickering, Corts and Summerson, Inc., and Township Planner Judith Stern Goldstein of Boucher and James, Inc., were also present.

Approximately 15 residents of Wrightstown Township were members of the audience.

Minutes: On motion of Member Halderman, seconded by Member Lloyd and approved by all members present, minutes of the meeting held on October 23, 2003 were approved with a correction.

Schaffer Minor Subdivision Sketch Plan: Appearing for the Applicant was Mr. Don Marshall, Esquire, who presented the Schaffer Minor Subdivision Sketch Plan dated with a revision date of October 6, 2003. The following review letters were entered into the proceedings: Pickering, Corts & Summerson, Inc., letter dated 10/27/03; Boucher & James, Inc., dated 11/06/03.

Discussion with members focused on the proposed Deed Restriction at the rear of Lot #1, which the Applicant intended to maintain as lawn. Suggestions were offered to the Applicants to consider continuing the area as a meadow, being the current status.

Matters relating to Land Development would be detailed in future submissions. Waivers would be determined during Preliminary Plan submission and fees would be dialogued with the Board of Supervisors.

Neighbors discussed the following: stormwater conditions, sand mound placement, proposed driveway locations and safety, and the possibility of building a swale to alleviate storm water run-off in certain areas.

Engineer Canales assured residents that these concerns would be addressed in future submissions. He indicated that Rushland Road was owned by PADOT, and certain restrictions would apply

over which the Township and the Applicant had little control. The posted speed limit is 50 mph. and is a serious concern of the residents who live along Rushland Road. Mr. Canales suggested this discussion should come before the Board of Supervisors who might relate them to PADOT.

Szarko Minor Subdivision Final Plan: Appearing for the Applicant were Mr. Joseph Szarko and Mr. Frank Szarko; Mr. Heath Dumack, P. E., of Ralph C. Dumack, P. E. & Associates. Mr. Dumack presented the Szarko Minor Subdivision Final Plan, last revised on October 17, 2003. Review letters were received from the following: Pickering, Corts & Summerson, Inc., letter dated November 6, 2003; Boucher & James, Inc., letter dated November 6, 2003; and Bucks County Planning Commission letter dated September 5, 2003.

A brief discussion centered on the Boucher & James, Inc., letter regarding Natural Resource protection: the Applicant agreed to comply with the caveat that trees to be removed and/or disturbed would be delineated in dialogue with Ms. Stern Goldstein.

The Review Letter of Engineer Canales revealed that Waiver #4 may not be required.

Grading Plan: These matters would be discussed with the Board of Supervisors and consideration would be given to the driveway entrance along Wrightstown-Taylorsville Road for Lot #3 as addressed in the Bucks County Planning Commission letter.

Erosion Control: Lot #1 construction entrance would be closed following the building of the underground stormwater management ballast system, as per discussion with Engineer Canales.

Items #14 and #16 in Engineer Canales letter would be corrected to the satisfaction of the Engineer.

Member Fowler questioned and was assured by the Applicants that no further subdivision of the properties would occur and the matter would be included as a deed restriction.

On motion of Member Fowler, seconded by Member Halderman and approved by all Commission members present, the Szarko Revised Final Minor Subdivision Plan was recommended for approval to the Board of Supervisors, subject to compliance with all matters in the above noted Review Letters and the Deed Restriction as indicated.

Other Business: Chairman Davis encouraged members to meet at the Virnelson Tract on Saturday, November 15, 2003 at 10:00 A. M. to review and inspect issues with the Kaucher driveway. Supervisor Masenheimer indicated he would attend, as did other members.

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

Respectfully submitted,

Ethel K. Hibbs
Secretary