

## WRIGHTSTOWN TOWNSHIP PLANNING COMMISSION

Minutes of Meeting of Thursday, November 14, 2002

The Wrightstown Township Planning Commission met on Thursday, November 14, 2002 at 8:00 p.m. in the Community Room of The Village Library, 729 Penns Park Road, Wrightstown, Pa.

Members present were Frank E. Davis, Robert Lloyd, Joseph Colombo, John Fowler, John Halderman and William Perry. Also attending were Township Engineer Mario Canales, representing Pickering, Corts & Summerson, Inc., and Supervisor Jane Magne. Several residents being applicants and/or family members or neighbors of applicants on the Agenda were also in attendance. Professional employees representing applicants will be identified at the heading of applications, when reviewed by the Commission.

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

### **Approval of Minutes**

On motion of member Colombo, seconded by member Halderman with all members voting approval, minutes of the meeting held on October 10, 2002 were approved.

On motion of member Fowler, seconded by member Colombo with all members voting approval, minutes of the meeting held on October 24, 2002 were approved. Members Halderman and Lloyd abstained as they were absent on 10/24/02.

### **McCaffrey Sub-Division Application**

Engineer John H. Leapson, P.L.S., TEI Consulting Engineers, Inc., represented the applicant: Daniel McCaffrey.

The Applicant and Engineer Leapson had agreed to comply with items set forth in review letters from The Bucks County Planning Commission dated October 21, 2002; Heritage Conservancy dated October 10, 2002 and The Bucks County Conservation District Adequacy letter dated October 17, 2002 at a prior meeting of the Planning Commission.

Items were discussed as developed by Pickering, Corts & Summerson, Inc., (engineer for Wrightstown Township) Mario L. Canales, P.E., in a document dated November 11, 2002 with Planning Commission members appropriately.

Recommendations and stated agreements with the Applicant &/or engineer are enumerated in a document submitted to the Board of Supervisors and attached to these minutes.

On motion of member Halderman, seconded by member Fowler and approved by all members present, the Planning Commission recommended approval of the plan as complied to by all documents noted above and in accord with recommendations of Engineer Canales regarding the Storm Water Management System.

There were no comments offered by members of the audience.

**Simonds/Weichec 25-Lot Sub-Division**

Director-Heritage Building Group, Inc., Clay L. Chandler; Bohler Engineering, Inc., William R. Rearden and Attorney John VanLuvanee were in attendance to represent Owner/Applicant of the Simonds/Weichec Tract. Preliminary Plans, revised October 14, 2002 had been distributed to Commission members earlier.

Issues reviewed related to a Review Letter, dated November 7, 2002 from Engineer for Wrightstown Township Pickering, Corts & Summerson, Inc., developed by Mario L. Canales, P.E.

Mr. Canales noted to the Applicant that a requirement of a Special Exception would be needed to cross-over Flood Plain via a planned entrance road. An existing driveway/culvert will require examination for strength.

Open Space areas, as designated on the plan were discussed for adequacy to the Planning Code. Engineer Canales and Township Attorney Clemons will review and recommend Item #3 relating to proposed septic systems and proximity to property lines as shown on Sheets 2, 3 & 4 on the submitted plans.

Items #5, 7, 14 on Sheets 2, 3 & 4 will be determined by discussion with the Board of Supervisors and the Applicant. Item #5 on Sheets 5, 6 & 7 will be the prerogative of the Board of Supervisors. Item #3 on Sheets #9 & 10 will be determined by the Board of Supervisors. Waivers requested and included as comments from the Engineer will be considered by the Board of Supervisors at a time when the Application is scheduled.

Discussion centered on sidewalk installation, curbing, bike paths, landscaping details and maintenance of these items, should they be included as part of the construction.

A review by the Fire Marshall will be requested by the Applicant.

Residents and/or neighbors who were in attendance were invited to question the Applicant & representatives. Questions/concerns related to neighboring water wells, septic systems, existing buildings and drainage matters.

Attorney VanLuvanee stated the Applicant had requested an appearance before the Board of Supervisors on November 14, 2002 and would discuss design issues only at that time.

Engineer Canales reported on a telephone call from a neighbor who could not be in attendance this night; said concern relating to a berm between the applicant properties and hers. Mr. Chandler identified the area on the Proposed Plans, noting an existing buffer and stated that additional tree-planting might be considered.

Planning Commission members dialogued about the entrance road (new) as proposed; the existing road; culvert support/condition and emergency access. According to Mr. Chandler, the applicants would prefer building a new road.

Chairman Davis called for a decision of each Commission member:

Opinions set forth by Commission members on the matter:

Lloyd.....no new road  
Fowler.....no new road  
Colombo.... new road  
Davis.....new road  
Perry.....new road  
Halderman....would like additional information prior to a firm decision.

It was noted that the proposed asking price for the homes proposed would begin at \$500,000.

**Zoning Hearing Board Decision**

A letter dated November 1, 2002 received from Attorneys McNamara, Bolla & Williams (attorneys for Wrightstown Township Zoning Hearing Board) was distributed. It set forth a Decision in the Adam Von Hohen application regarding variance requests from set-back requirements on property located on the CM District on Rushland Road.

**Adjournment**

There being no further business to come before the Commission, the meeting was duly adjourned at 9:55 P. M.

Respectfully submitted,

Ethel K. Hibbs  
Secretary