

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF WORK SESSION OF JUNE 8, 2009**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:07 PM by Chair Chester S. Pogonowski at the Wrightstown Township Municipal Building, 2203 Second Street Pike, Wrightstown, PA. In attendance were Vice Chair Jane Magne, Member/Treasurer Robert S. Lloyd, Township Solicitor Terry Clemons, Esq., Township Engineer Mario Canales, P.E. and Interim Township Manager David Nyman.

**BUSINESS:**

- A. Mr. Betesfandiar - Neighbor concerns:** Mr. Betesfandiar, 2253 Second Street Pike, shared concerns that his neighbors continue to have more animals than permitted by zoning on their property (2241 Second Street Pike). It was noted that the Zoning Officer has been unsuccessful in observing violations. Mr. Betesfandiar was encouraged to photograph violations to give the Township evidence with which to secure an Administrative Search Warrant. The Code Enforcement Officer will also be asked to step up visits to the property.
- B. Anchor Nursery Subdivision:** Bob Dwyer reviewed his subdivision plan noting three areas of concern: (1) Recreation fee-in-lieu-of should be waived in concession to the amount of Open Space he has provided for the plan. (2) Sidewalks, he will do whatever required, but instead of a fee-in-lieu-of, he would like to use the funds to construct the trail in the Open Space. (3) Since he has changed the road improvements as requested by the Township, he feels it is unfair to be requested to also pay a fee-in-lieu-of the original improvements. He has done the deed restriction and additional buffering requested by the Township. He is revising his plan to address engineering issues and will re-submit.
- C. T-Mobile Request for a cell tower at the Grange:** Damien Ameen reviewed a previous Zoning Hearing Board submission for a cell tower on the Grange site. He noted the need for an additional cell tower site, noting why the existing locations are not feasible. He was directed to consider a small tower as a silo that would complement the existing buildings. Sharon Kimmel, Grange President, shared the Grange's position and requested Board consideration of the proposal.
- D. Agenda of 5/18/09:** Reviewed by the Board.

**SOLICITOR'S REPORT: Terry Clemons, Esq.**

- A. Chapman Corners - Deed Restricted Open Space update:** John VanLuvanee, Esq. reviewed the April 30, 2009 letter from PC&S regarding the deed restricted open space on Lots 20, 21, 31 and 32 at Chapman Corners, citing that Note #7 on the recorded plans permits it to be kept as lawn. Following discussion reaffirming that structures, development, filling, piping, etc. are not permitted. All agreed that maintaining the space as lawn was permissible. With reference to a specific request to install lawn

irrigation, the Board affirmed that "piping" is not permitted, although the piping could be brought up to the edge of the deed restricted areas, as long as it does not physically encroach.

- B. SaveATree/Carousel Village ZHB application:** Mr. Clemons reviewed Ms. Piette's memo. *On motion by Mr. Pogonowski, seconded by Mr. Lloyd, to authorize the Solicitor to send a letter to the Zoning Hearing Board recommending as conditions of approval, the six points in Ms. Piette's memo as well as the use of the entrance on Route 413 exclusively. With no additional discussion, all voted in favor.*

**SUPERVISORS' S COMMENTS:**

Mr. Pogonowski requested the status of the sewer fee non-payment issue in Matthews Ridge. Mr. Clemons noted that Orleans had been apprised and we were awaiting their response. An invoice to permit tracking was suggested.

**MANAGER' S REPORT: David Nyman**

- A. Farmers' Market update - Robin Hoy:** Ms. Hoy thanked the Board for their support of the Farmers' Market, noting 30 vendors and 400 customers last Saturday.
- B. Energy Efficiency Grant ideas:** Robin Hoy and Scott Anderson shared ideas for possible grants. EAC will review and make recommendations. June 25<sup>th</sup> is due date.
- C. Work Session webcasting update:** Mr. Nyman noted an offer for webcasting by our current provider. Dave Dutko is suggesting consideration of an alternate provider. More information will be forthcoming.
- D. MS4 information links:** Mr. Nyman suggested additional information links for the website to meet our MS4 public information requirements. The consensus of the Board was to proceed.

**EXECUTIVE SESSION ISSUES:** Personnel - manager search, and potential litigation.

**ADJOURNMENT:** *On motion by Mr. Lloyd, seconded by Ms. Magne, to adjourn into executive session at 7:30 PM. With no additional discussion, all voted in favor.*

Respectfully Submitted:

Date Approved: June 15, 2009



David R. Nyman  
Interim Township Manager