

WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF OCTOBER 26, 2009

The Wrightstown Township Board of Supervisors Work Session was called to order on the above date at 5 P.M. by Chair Chester S. Pogonowski at the Wrightstown Township Municipal Building, 2203 Second Street Pike, Wrightstown, Pa. In attendance were Vice Chair, Jane B. Magne; Solicitor Terry W. Clemons and Township Manager Joseph F. Pantano. Secretary-Treasurer Robert S. Lloyd was detained by business and would be in attendance momentarily.

Business: Chair Pogonowski briefly reviewed the advertisements in area newspapers during the month of September for RFP'S regarding the Chippewa Farm Site potential uses and consideration by the Board of Supervisors for potential uses of the property.

Mountain Laurel Spirits, LLC.,

Mr. Herman Mihalich representing Mountain Laurel Spirits, LLC., dialogued with the Board and Solicitor Clemons regarding plans for the development of a premium distillery of spirits in the Barn. Documentation of proposed plans had been distributed to the Board prior to September 30, 2009 as requested. He has spoken to area owners of distilleries &/or wineries in the Bucks County area; planning to use local farmers/land owners to provide the business with rye as a base crop and returning mash to providers which would be used in their operations of farming/cattle businesses.

Dialogue focused on a possible zoning change for the buildings/property; a condominium plan should any buildings not be a part of the arrangement; and financial responsibility should the Board accept the proposal of Mountain Laurel Spirits, LLC.

Wrightstown Family Medicine

Dr, Paul M. Caracappa, D.O., 2324 Second Street Pike, Wrightstown presented drawings of proposals for conversion/restoration of the farmhouse into medical offices including replacement of roof, windows, electrical system, plumbing and basement areas. In addition, plans included a 6,000 square foot addition of office space areas which will provide for inclusion of a cardiologist, pulmonary specialist, gastro-intestinal physician and physical therapy services.

Supervisor Magne dialogued with the Applicant about the view-scape from the Chippewa Office/Parking Lot which is not apparent on the drawings presented.

The Applicant stated he was focusing on the main farmhouse at this time and was not interested in remodeling the barn and rear house as part of his immediate plans. He noted a preliminary estimate for improvements/reconstruction of the barn might be about \$200,000. Solicitor Clemons noted that areas barn(s) had been moved by barn reconstruction experts and inquired of the possibility. Ms. Magne asked about moving the garage to the far side of the barn, thus making two parcels and/or two uses? Perhaps materials from the garage could be used in repairs to the barn. Board Members inquired of the Applicants' interest in moving the garage to the south side of the barn so that it

might be used by residents in the tenant house; developing the buildings in a condominium agreement with multiple users.

Chair Pogonowski explained Board plans for a future presentation at a Public Meeting with all proposals in the near future and Solicitor Clemons indicated a possibility for a zoning change prior to a final recommendation or consideration by the Board of Supervisors.

2010 Budget Discussion: Board Members inquired of Manager Pantano about earlier discussion regarding vehicles for the Public Works Department. Questions centered on a lease/purchase arrangement which might see trucks for the 2010 or 2011 winter season. Member Lloyd requested interpretations relating to Interest Income totals; Member Pogonowski inquired about recycling revenues/charges which fluctuate. Members asked to have Manager Pantano indicate rationale for specific line items at the next Meeting.

Plans are for a presentation by Manager Pantano at the regular Meeting on November 2, 2009; further discussion at the Work Session of November 9th, adoption/advertisement approval at the November 16th Regular Meeting which would permit a 30-day advertisement time frame with final adoption at the Regular Meeting on December 21, 2009.

Solicitor's Report: Attorney Clemons had no matters at this time to discuss with the Board except to call for a brief Executive Session to discuss pending litigation.

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

Respectfully submitted,

Joseph F. Pantano
Township Manger