

WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION, NOVEMBER 9, 2009

The Wrightstown Township Board of Supervisors met on Monday, November 9, 2009 in the Meeting Room of the Township Municipal Building, 2203 Second Street Pike, Wrightstown, Pa. The Meeting was called to order at 5 P. M. by Chair Chester S. Pogonowski. In attendance were Vice Chair Jane B. Magne, Secretary-Treasurer Robert S. Lloyd, Solicitor Terry Clemons and Township Manager Joseph F. Pantano.

The Board entered into Executive Session to discuss matters of personnel and reconvened at 5:20 P. M., taking no further action at this time.

Chair Pogonowski invited Robin Hoy, Foodshed Alliance Organization to address the Board. She requested use of the Meeting Room one Saturday monthly from December through April allowing vendors to set up sales tables in order to continue providing opportunities for residents to purchase organically-grown farm fresh products in continuation of the Saturday sales held during summer months. Board Members discussed Township policy regarding use of the Building, access and security of the property and disallowed use of the building.

Chair Pogonowski introduced Tim Field, Styer Lane who presented a Chippewa Farm Proposal relating to an agricultural business. The proposed use for the property is a family-run retail farm market proposed for the historic barn and a "Pick Your Own" operation on the grounds. Mr. Field noted that the plans which would be presented would include restoration of the historic barn which needs immediate emergency repairs to prevent demolition and further damage. The barn would be used as a retail location; fruit trees would be planted to create orchards; a public walking path would be maintained on the property. Mr. Field stated the Styer Orchards, Langhorne, family would be financially responsible for repairs, up-keep and maintenance of the business following a purchase or lease agreement of the property.

Mr. Field illustrated his plans with a Power-Point presentation depicting the condition of the barn. Chair Pogonowski suggested a review of the Township Code/Zoning regulations would be helpful in consideration of repairs and eventual use of the barn &/or property. Mr. Field noted an estimated cost of barn repairs to be \$300,000. and \$100,000. main house repairs. Consideration has been discussed for maintenance and uses of outbuildings including the smoke house.

Chair Pogonowski introduced Mr. Thomas Crawford, Pryda Historic Renovations, LLC, who distributed information to the Board regarding his proposals for future use of the Chippewa Farm buildings. He envisions a combination of office space &/or retail or niche restaurant use. He invited Board Members to visit other sites which he has restored and offered to provide guided, informational data about each. His responsibilities include demolition/reconstruction, etc., of the buildings for residential or commercial uses.

Chair Pogonowski stated that the Agenda for November 16, 2009 should include emphasis on the Draft 2010 Budget.

Solicitor's Report: Terry Clemons reported on a review of plans submitted by T-Mobile for towers at the Grange Site, Penns Park Road and a PECO site on Mill Creek Road. Further review and discussion would take place at the Board Meeting on December 7, 2009. Mr. Clemons suggested a Board review of comments in a letter from Boucher & James, Inc., following their review of the Plans.

Attorney Clemons reported to the Board on matters which he had inquired about to the First National Bank, Newtown regarding terms of two existing loans through the Bank; terms, interest rates and re-start dates. After further inquiries, he will report back to the Board about re-financing.

The Board reviewed a Draft Resolution (#2009-026) Declaring Default of the Orleans-Datesman Tract on Brownsburg Road should the Developer default on the Letter of Credit. A Letter of Credit will expire in December, 2009; the Resolution will be an item on the Agenda of November 16th for adoption.

The Board reviewed a Draft Resolution (#2009-027) re: Records Retention Resolution. Manager Pantano was directed to develop office procedures for the eventual destruction of appropriate Records. Attorney Clemons was asked to send the Records Retention Manual to the office and Board Members in a PDF format.

Manager's Report: Manager Pantano explained the Escrow Reduction Request from Pineville Tavern in the amount of \$24,600. He noted that Code Enforcement Officer Middleman and Engineer Canales had made a site visit during the day and on one evening after dark to review the Approved Plan compared to the lighting installation. A letter is attached to the Request from Pickering, Corts & Summerson, Inc.

Manager Pantano advised the Board about the Lerner-Naumovsky ZHB application, stating a re-scheduling of the Hearing was imminent. The November 9th Hearing was postponed due to an error in notifying surrounding residents and will be re-scheduled. Member Magne asked if the Conservation District had sent a report since the plans show a pond which had been filled in as well as multiple trees removed. Chair Pogonowski stated the matter would be on the Meeting Agenda for November 16th at which time the Board would make further recommendations relating to Board action in this application.

2020 Draft Budget Discussion: Manager Pantano had included copies of the updated 2010 Draft Budget which was discussed by the Board; included were all Special Fund Reports which will show totals at the beginning and end of the year at the next printing; EIT projections have been received from Berkheimer, Inc., indicating 2009 receipts are presently higher than projected at the end of 2008 as well as indicating the 2010 Projections are currently lower than the 2009 Projections.

Chair Pogonowski inquired of resident, John Rasiej who had suggested modifications to the earlier reports. He indicated there was more clarity at this time. Mr. Rasiej asked if the Board anticipated a tax millage decrease? This will be determined after a report from Solicitor Clemons with loan information from the First National Bank.

Chair Pogonowski requested more detail in the General Fund presentation so that expenses might be compared to projected budget costs in the 2009 Budget so that residents might have a better understanding of operations.

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

Respectfully submitted,

Joseph F. Pantano
Township Manager