

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS  
MINUTES OF WORK SESSION OF FEBRUARY 11, 2019**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on February 11, 2019 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, Township Solicitor Vicki Kushto, Township Engineer Cindy VanHise and Zoning and Code Officer Ted Middleman. Treasurer Robert Lloyd was absent.

**BUSINESS**

- A. Popli Pool Impervious Surface Relief.** Attorney Barbara Shulski was present representing the applicant. She presented plans for a pool complex showing the increased impervious surface and discussed stormwater control. The property has an impervious surface allowance of 12,000 square feet. The applicant had previously appeared before the Board to discuss the project. The Board requested the applicant to revise his plans to reduce the impervious surface area. Subsequently the applicant applied for improvements up to the 12,000 square feet allowance and then installed an additional driveway with 2207 square feet over the allowed impervious surface. The applicant is now requesting relief up to 66% more than the allowable impervious surface. Instead of reducing his request from his first appearance before the Board, he added additional impervious surface. He also exceeded the existing permitted square footage allowed by the building permit received. The plan presented showed an impervious surface of a total of 19,909 square feet. This is nearly 66% over the allowable 12,000 square feet. The Zoning Officer also indicated there is a problem with runoff from the added driveway onto a neighbor's property. There was discussion on how to handle additional runoff. The MS4 stormwater program was discussed. Chair Pogonowski suggested increasing the existing stormwater basin for the development. A contribution of \$100,000 was discussed. The applicant will work to resolve their existing water runoff problem and propose an on-site basin to handle stormwater and convey it to the development's existing basin. Underground seepage pits or other infiltration BMP's will not be acceptable.
- B. Kusiack Subdivision Concept Plan.** Blair and Lilly Kusiak were present to discuss their concept plan for subdividing their property at 662 Durham Road. The Indian Walk Veterinary Center is presently located on the property. The property consists of approximately 5.8 acres and is in the

CR2 zoning district. The applicant wishes to subdivide the property creating a 2.14 acre lot and a 3.66 acre lot. The lot could be used for a medical facility or similar professional offices. A use variance needed for the new lot was discussed. Other issues to be addressed include parking requirements, sewer system location, MS4 stormwater requirements, well requirements and access to the new site. The applicant will address the issues discussed, including a variance for the type of use, and will proceed with preparing a land development application.

**C. Agenda for February 18, 2019.** There will not be a meeting due to Presidents Day.

**SOLICITOR'S REPORT**

**Dougherty Subdivision Approval, Resolution 2019-08.** Solicitor Clemons provided a land development approval resolution for the Dougherty family subdivision (formerly the Gorki tract) at Penns Park Road and Cedar Lane. Chair Pogonowski made a motion to approve Resolution 2019-08 approving the Dougherty family subdivision. The motion was approved unanimously.

**SUPERVISORS' COMMENTS**

There were none.

**MANAGER'S REPORT**

There was none.

**EXECUTIVE SESSION**

There was none.

**ADJOURNMENT**

On a motion by Chair Pogonowski, seconded by Vice Chair Magne, both voted to adjourn. The meeting was adjourned at 6:00 PM.

Respectfully Submitted,

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Joseph F. Pantano  
Township Manager