

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF FEBRUARY 8, 2021**

The Wrightstown Township Board of Supervisors Work Session was called to order virtually via Zoom at 5:00 PM on February 8, 2021 by Chair Chester S. Pogonowski. In attendance were Vice Chair Jane B. Magne, Treasurer Robert Lloyd, Township Solicitor Vicki Kushto, Township Engineer Cindy VanHise, Township Planner Judith Stern Goldstein and Township Manager Joseph F. Pantano.

BUSINESS

A. Schimek Zoning Hearing Board Variance Application. Scott Mill from Van Cleef Engineers, Rick Wood, external designer and project manager, architect Joel Petty and Steve Schimek, property owner's brother, were present to discuss the zoning variance application for 1001 Worthington Mill Road. The variance requests relief from the front yard setback requirements for installation of a swimming pool. Engineer Mill discussed some history of the property, including the recent purchase of a conservation easement by the Township. He discussed the areas with various levels of conservation that were established and the type of restrictions placed on those areas. The area around and including the residential home is considered to be a Minimal Protection Area. A pool would be allowed in this area but the location in relation to the house and street would require zoning relief for setbacks from the road and the front yard. There was discussion on the pool and patio layout and why the applicant wanted the pool in a specific location. Vice Chair Magne questioned what the hardship is and why the pool could not be moved further back from the road. Mr. Mill explained the applicant's desire to have the pool and patio directly in back of the house and further away from the existing barn. There was much discussion on stormwater runoff. There are existing drainage problems causing flooding and erosion problems along Worthington Mill Road. The Board directed the Solicitor to notify the Zoning Hearing Board that the Township does not oppose the application provided existing drainage issues are addressed, along with provisions to address newly created runoff from the proposed project.

B. Dunkin Donuts Land Development Resolution # 2021-09. Solicitor Kushto reviewed resolution 2021-09, approving the preliminary and final plans of the AAA New Hope LLC. She discussed the various waivers requested by the applicant and which would need to be granted by the Board of Supervisors. Details of the plan approval resolution had

been discussed at length at the January 11 work session. Vice Chair Magne said that she could not in good conscience vote for a project that could have a profound affect on the adjoining neighbor because the building site chosen on the property maximally intrudes on the adjacent residential property. Beginning at 5:00 A.M. until 10:00 P.M. everyday the homeowner will have to endure idling truck and car engines, radios broadcasting, exhaust fumes and intrusive headlights as the vehicles wait to place orders a few feet from the home. Treasurer Lloyd stated the area is zoned commercial and he felt it was appropriate use of the property. Treasurer Lloyd made a motion to approve resolution 2021-09 and was seconded by Chair Pogonowski. Chair Pogonowski and Treasurer Lloyd voted to approve the resolution. Vice Chair Magne abstained. The resolution was approved two to one.

- C. Agenda of March 1, 2021.** The agenda for March 1 was reviewed and discussed.

SOLICITOR'S REPORT

Solicitor Kushto discussed the Veterans Real Estate Tax Program and its relation to the property at 2615 Windy Bush Road. There had been questions concerning the use of the existing property and whether the home should have, or continues to, qualify for the program. Solicitor Kushto stated the property was owned by a veteran Herbert Hammer and his wife Laura. Mr. Hammer passed away several years ago. However, Laura continued to live in the home until her death in June of 2020. The regulations allow for the property to remain in the program as long as the veteran's spouse continues to own the property. There was also a question as to the fact that there were two rental units on the property. After some detailed discussion, the Board decided they were not interested in pursuing any recovery of taxes, but want the Bucks County Board of Assessment and the State Veterans Administration to know that the owners have passed away and the property should be removed from the program. Solicitor Kushto will prepare a letter advising the County and State of the status.

SUPERVISORS' COMMENTS

There were none.

MANAGER'S REPORT

- A. Attorney General's Findings with respect to Boucher and James.** The Township had been notified by the State Attorney General's office that the Township had been overbilled by Boucher and James for the last several years. After an investigation by the Attorney General's office it was

determined that 14 different projects had been overbilled going back to 2015. Since some of the overbilling related to individual applications where escrow funds were used to pay engineering, planning and legal fees, those fees should be returned to the applicants. Chair Pogonowski suggested the refund of money to the Township applicants should be authorized through a resolution. The Board directed the Solicitor to prepare a resolution identifying the companies and amounts to be refunded.

B. Investments. The Township has money from various funds invested in programs through the Pennsylvania Local Government Investment Trust (PLGIT). Manager Pantano discussed the various investments the Township presently has, which investments matured and when the funds are recommended to be reinvested. Presently all matured investments were in the PLGIT Class fund. At this point the Term program is paying the highest rate. The funds will be invested in the Term program for a 6-month period.

EXECUTIVE SESSION

There was none.

ADJOURNMENT

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, all voted to adjourn. The meeting was adjourned at 6:21 PM.

Respectfully Submitted,

Joseph F. Pantano
Township Manager