

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF JANUARY 28, 2019**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on January 28, 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, Treasurer Robert Lloyd, Township Solicitor Vicki Kushto, Township Engineer Cindy VanHise, Township Planner Judith Stern Goldstein and Township Manager Joseph F. Pantano.

BUSINESS

A. Approval of Bills.

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following December 28, 2018 payments were approved unanimously:

General Fund bills	\$8,477.88
Open Space Fund bill	521.05
Park and Recreation Fund (42) bills	153.18
Total	\$9,152.11

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following January 14, 2019 payments were approved unanimously:

General Fund bills	\$19,982.11
Cable Access Fund bills	194.00
Sewer Operating Fund (JCE) bills	3,705.50
Total	\$23,881.61

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, escrow bills dated January 14, 2019 in the amount of 8,444.53 were approved unanimously.

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, a transfer of \$20,000 from the General Fund to the Payroll Fund was approved unanimously.

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following January 21, 2019 payments were approved unanimously:

General Fund bills	\$66,770.11
Special Reserve Fund bill	312.75
Cable Access Fund bills	1,862.90
Total	\$68,945.76

B. Rienzi Vineyard and Winery. Attorney Ed Murphy and property owners Armando, Angela and Joe Rienzi were present to discuss their concept plan to establish a vineyard and winery at 580 Swamp Road. Attorney Murphy discussed various aspects of the plan. The property is approximately 18.5 acres and is located in the Conservation Management district. The family has had the soils studied and determined there are appropriate sites for various types and varieties of grapes. Attorney Murphy reviewed the sketch plan showing existing improvements and possible future structures including a large building for events. The zoning allows for agricultural use with section H-17 allowing for retail use accessory to a vineyard. Use H-17 also allows for an event hall and parking. Chair Pogonowski pointed out that the agricultural use as a winery is allowed but the issues associated with an event building would be more complicated. Attorney Murphy stated that all the details such as lighting, noise, parking, impervious surface, water and sewer requirements would be addressed. Chair Pogonowski asked about the area of land where the grapes would be grown. The acreage to be used would be approximately three acres. Vice Chair Magne asked if they have talked to their neighbors about the project. Mr. Rienzi indicated all the neighbors are aware of the project. Attorney Murphy said the next step the applicant will take would be to apply to the Zoning Hearing Board to allow an eight-foot deer fence to protect the growing area.

C. Dougherty Land Development/Subdivision. Engineers Kevin Kester and Karin Holsinger of Van Cleef Engineering Associates, Attorney Matt Bathon and property owners Ed and Joan Dougherty were present to discuss their land development/subdivision application for 939 Cedar Lane. The site consists of two properties totaling 14.5 acres. They are proposing to subdivide the properties into four lots with over three acres each. Two of the three lots would have two-story homes, each with a pole barn approximately 46 ft. x 38 ft. A third lot would have a ranch style house, also with a pole barn. The fourth lot would not have a home built presently but the owners would like to put up a pole barn on the lot. Mr. Kester stated that the project complied with woodland preservation and impervious surface requirements. He reviewed the waiver requests. The first would be a waiver of the four-step design process. A subdivision was previously approved in 2005 for this property where the four-step process was followed. The second waiver would be relief from installing curbs and sidewalks. This had also been included in the previous

approval. Waiver three requested relief from installing a bicycle/pedestrian path/trail. Waiver four would be relief from the maximum 4% grade requirement for stopping distance. Waiver five would be relief from the ten foot setback requirement for side or rear lot lines. Waiver six would be relief from the maximum bank grade for vegetated swales. Waiver seven requested relief from the land dedication requirement for park and recreation use. Engineer Kester discussed the review letters from the Township Engineer and the Planner. He indicated they would comply with all the issues outlined in the review letters. There was additional discussion about building a pole barn on one of the lots without having a primary structure built first. This would be an accessory structure without a principal structure. After much discussion the Board felt concerns over allowing the accessory structure could be addressed in the subdivision approval resolution as well as with a deed restriction on the lot. Solicitor Clemons will prepare a draft approval resolution based on the discussion.

D. Agenda for February 04, 2019. The agenda for February 04 was reviewed and discussed.

SOLICITOR'S REPORT

Sewage Advisory Board. The Board of Supervisors had requested that the Solicitor's office look into the requirements to disband the Sewage Advisory Board. Vicki Kushto from the Solicitor's office reported that there is no requirement to maintain a Sewage Advisory Board but she recommended to not eliminate the Board by resolution in case the Board of Supervisors would like to reinstate it sometime in the future. The Manager will ask the Sewage Advisory Board members to attend a work session to discuss the issue.

SUPERVISORS' COMMENTS

There were none.

MANAGER'S REPORT

Public Works Bank Mower. Manager Pantano presented information on a bank mower for the Public Works Department. The equipment was budgeted in the 2019 General Fund Budget. The proposed bank mower is a Diamond 3-point mounted boom mower with a 42 in. flail mower head. It would be purchased from Diamond Mowers under the State contract. The cost would be \$29,526. The item will be on the February 4 BOS meeting agenda for consideration.

EXECUTIVE SESSION

There was an executive session following the meeting to discuss personnel issues.

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