

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING FEBRUARY 1, 2021**

The Wrightstown Township Board of Supervisors met virtually on Monday, February 1, 2021 by Zoom. Chair Chester S. Pogonowski called the meeting to order at 7:36 P.M. Present were Vice Chair Jane B. Magne, Treasurer Robert S. Lloyd, Township Solicitor Terry Clemons, Solicitor Vicki Kushto, Township Engineer Cindy VanHise, Township Planner Judith Stern Goldstein and Township Manager Joseph F. Pantano.

APPROVAL OF MINUTES:

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, Board of Supervisors Reorganization meeting minutes of January 4, 2021 and Board of Supervisors meeting minutes of January 4, 2021 were approved unanimously.

APPROVAL OF BILLS:

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following December 28, 2020 payments were approved unanimously:

General Fund bills	\$2,977.63
TOTAL	\$2,977.63

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following January 18, 2021 payments were approved unanimously:

General Fund bills	\$34,472.41
Building Loan Payment	2,422.00
Open Space Loan Payment	17,178.00
Highway Capital Reserve Loan Payment	10,833.00
Cable Access Fund bills	1,155.14
TOTAL	\$66,060.55

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the January 18, 2021 Escrow bills list for \$2,883.50 was approved unanimously.

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following transfers were approved unanimously.

General Fund to Payroll Fund (01/07/21)	\$20,000.00
General Fund to Open Space Bond Fund	\$365.52
JCE Sewer Operation Fund to General Fund	\$8,846.72
Cable Access Fund to General Fund	\$5,803.75
Payroll Account to Flexible Spending Account	\$1,012.17
General Fund to MR Sewer Operation Fund	\$435.12
PLGIT General Fund to MR Sewer Capital Fund	\$10,251.78
PLGIT General Fund to JCE Sewer Capital Fund	\$6,985.72

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following February 1, 2021 payments were approved unanimously:

General Fund bills	\$93,409.95
Building Loan Payment	2,422.00
Open Space Loan Payment	17,178.00
Highway Capital Reserve Loan Payment	10,833.00
Cable Access Fund bill	399.72
MR Sewer Fund bills	2,372.92
JCE Sewer Fund bills	4,456.45
TOTAL	\$131,072.04

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following transfer was approved unanimously.

General Fund to Payroll Fund (01/21/21)	\$20,000.00
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ANNOUNCEMENTS:

- A. Vice Chair Magne announced that the Village Library will be hosting the following online programs. Registration for the programs is available online at www.calendarbuckslib.org.
- "Mindfulness: A Balanced Introduction " on Tuesday, February 9 from 6:30 to 7:30 P.M.
 - "Did You Know? Tales of the Cold War in Bucks County with Eleanor A. O'Rangers" on Tuesday, February 16 from 6:30 to 7:30 P.M.
 - "Learning Family Communications on the Computer" on Thursday, February 18 from 7 to 7:45 P.M.
 - "Presidential Jamboree" on Monday, February 22 from 7 to 8 P.M.
- B. There were no changes to the agenda.

PUBLIC COMMENT:

Patricia Moskaitis, 301 Matthews Lane, said that several neighbors have filed complaints against her family over the last few months in regard to loud music and fireworks. She said she is disputing the issues of excessive noise and fireworks. She also stated that the complaints are being filed because the neighbors have issues with the number of children in her family and the diversity of the family. She stated she will be sending a full report to the Board of Supervisors and Chief Hearn regarding these complaints and the bias of her neighbors.

POLICE REPORT:

Chief Hearn presented the December police report. There were 177 calls for service, 9 traffic citations and 15 traffic accidents. Two truck enforcement details were held which resulted in 9 truck inspections, 2 citations, 7 warnings and 1 truck being placed out of service. Chief Hearn welcomed Police Officer Justin Price to the Newtown Township Police Department. He also announced that the Newtown Township Police Department helped host "Shop with a Cop" on December 5 which

was a big success, with 27 officers and 110 children participating in the event. Chief Hearn also warned that there has been an increase in fraud activity and that residents should not provide their personal information in emails or over the phone when solicited.

LAND DEVELOPMENT APPLICATIONS:

- A. Iden Subdivision, Resolution #2021-07.** Solicitor Kushto reviewed Resolution #2021-07 outlining the requirements for the Iden subdivision. On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, the resolution was approved unanimously.
- A. Dunkin Donuts (AAA Development).** Solicitor Kushto reviewed the draft resolution outlining the land development requirements for the proposed Dunkin Donuts. Paul Cohen, attorney for the developer, stated his client would like to request several additional changes or waivers regarding lighting fixtures, fencing height, signage colors and resolution wording. Solicitor Clemons said his office would revise the resolution and circulate it for review before approval.

PUBLIC COMMENT:

- A.** Emily Moskaitis, 301 Matthews Lane, asked what the difference in the noise ordinance is for residential vs. commercial development. Solicitor Clemons stated the noise standards are in the Joint Municipal Zoning Ordinance. He also stated that noise on this project was being addressed due to the proximity to a resident's property and a specialized fence was being installed to curtail the noise.
- B.** Peg Clark, 934 Park Avenue, expressed concern about the lighting being turned on at 4 A.M., stating that she will be able to see it from her property. She asked if the lighting could be limited to a certain area of the property; that is, when specifically in use, to reduce the brightness at that time in the morning. She also stated that fee-in-lieu-of trees is important to help keep Wrightstown's character.
- C.** Lynn Bowen, 888 Park Avenue, stated she agreed with Peg Clark about the lighting concerns, fee-in-lieu-of trees and maintaining the character of the Township. Also, she asked if there were final septic and stormwater plans for the property. Township Engineer VanHise stated that the stormwater management has been resolved and the property did receive its permit. With regard to the septic, there is conditional approval. The Bucks County Board of Health would issue the final permit. Finally, she asked if a copy of the revised resolution would be available for review before being voted into a resolution. Solicitor Clemons stated that it is not a public record until it is on the agenda for adoption.
- D.** Joe Beck, the brother of the neighbor closest to the proposed Dunkin Donuts, asked the distance from the back wall of the house to the proposed fence. Township Engineer VanHise stated it was 20 feet. Mr. Beck asked if an 8-foot fence could be installed to further reduce sound since a 6-foot fence would not cover the area. Township Engineer VanHise stated that an 8-foot fence could not be installed due to ordinances. A 6-foot fence could be installed at the 7-foot height, which is the maximum height, and shrubs could be planted at the base of the fence to compensate for the open area.

ZONING HEARING BOARD APPLICATIONS:

- A. Hammer Property.** Joseph Blackburn, attorney for the Herbert and Laura Hammer Irrevocable Trust, stated that the property at 2615 Windy Bush Road has 3 residential units. The current non-conforming use has a condition that one of the units must be owner-

occupied. The applicant is requesting a variance to remove the owner-occupied condition from the property. The property had been marketed as an owner-occupied property for over a month. The applicant claimed that it had not sold due to the owner-occupied requirement. The Board recommended that the application be sent to the Zoning Hearing Board with the Board taking no position.

- B. Pineville Tavern.** Don Marshall, attorney for Pineville Tavern, stated that the application is for a variance for a non-conforming use to install a permanent 1,980 square foot greenhouse on the patio. The Board voted not to oppose the application, but requested the Zoning Hearing Board to consider imposing a condition that requires the applicant to utilize valet parking on holidays and on weekends.

SOLICITOR' S REPORT:

There was none.

ENGINEER'S REPORT:

The Board accepted the Engineer's report for December.

SUPERVISORS' COMMENTS:

Vice Chair Magne wished a Happy 100th Birthday to Township resident Jean Crawley. She is one of only 20,000 women Marines during World War II. In 1944, she served as a mechanic and driver in the Mojave Desert at a Marine transfer site, loading planes destined for the Pacific. She was discharged in 1946. She is also a founding member of the Levittown Free Library.

DEPARTMENT REPORTS:

- A. Code/Zoning Department.** The Board received the December report. There were 16 permits issued, 46 inspections (8 failed) and a total of \$29,601.45 in fees collected.
- B. Public Works Department.** The Board received the December report.
- C. Lingohocken Fire Company Report.** Chair Pogonowski reviewed the December report. There were 19 calls for service, 61 man-hours for responses and 60 man-hours for work detail, for a total of 120.72 man-hours of service to the community.
- D. Central Bucks Rescue Squad.** The Board accepted the December report.
- E. Planning Commission Minutes.** The Board accepted the January 14 meeting minutes.

MANAGER'S REPORT:

Restating Non-Uniform Pension Plan Documents. Manager Pantano reviewed the pension plan documents and stated there were no changes. The IRS is requiring the definition of a full-time employee for the Township and the pension plan requires a resolution for the definition. Resolution #2021-08 states that a full-time Township employee works 40 hours per week. On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the Board voted unanimously to approve Resolution #2021-08.

UNFINISHED BUSINESS:

There was none.

NEW BUSINESS:

There was none.

PUBLIC COMMENT:

- A. David Dutko, 1016 Worthington Mill Road, stated Upper Makefield has a program to pay residents to plant trees on their properties. He said that the Township should consider instituting a similar program, especially with the large loss of ash trees in recent years.
- B. Emily Moskaitis, 301 Matthews Lane, said that her family voiced concerns during the earlier Public Comment and no one from the Board commented or addressed the issue. Chair Pogonowski stated that he did not comment because he had no comment. Treasurer Lloyd said he listened to the comments and felt it was very insulting to the community and that the family is causing their own issues. He said it has nothing to do with the Township and the Township is not getting involved.
- C. John Moskaitis, 301 Matthews Lane, said that he requested a copy of the police reports filed against his family through the Right To Know Act and has had no response. Chief Hearn stated that since Mr. Moskaitis' wife had an attorney contact the department, all information and requests would be handled through the attorney. Chief Hearn also said that there have been 35 reports since September 2020 and, as a result, the investigation is still ongoing. He stated that information through the Right To Know Act may not be given out until the investigation is closed.

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 10:20 P.M.

Respectfully submitted,

Joseph F. Pantano
Manager