

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF MAY 09, 2022**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on May 09, 2022 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 (by Zoom video), Treasurer Robert Lloyd, Township Solicitor Terry Clemons, Township Engineer Cindy VanHise and Township Manager Joseph F. Pantano.

BUSINESS

A. Land Development, St. Marks Orthodox Church, 452 Durham Road. Attorney Ed Murphy and Engineer Rob Cunningham were present to discuss proposed land development at the St. Marks Church site. Attorney Murphy discussed the history of the project. The first presentation to the Board was in November of 2017. Since then, the church has made several modifications to the design, including connecting the community room to the church. This had previously been shown as two separate buildings. Engineer Cunningham reviewed the details of the site layout. One issue discussed was the parking requirements. Mr. Cunningham commented that the parking requirements were developed using a total of 150 parishioners. The average attendance at the services is 50 to 60 people. The 150 would be a maximum, probably occurring during holidays. Impervious surface changes were discussed. Vice Chair Magne commented that each time the applicant revised their plan, impervious surface increased. They now seem to be up to 18% coverage. This issue, along with stormwater management, must be addressed before going forward. The applicant will revise the sketch plan based on the Board's comments. It will be reviewed by the Township Engineer to determine if any variances are need.

B. Sullivan Land Development, Proposal for Barn Usage. Attorney Ed Murphy and applicant Mike Sullivan were present to discuss Mr. Sullivan's proposal to utilize his existing barn as a venue for catered event rentals. Mr. Sullivan presented an existing plan prepared during the building of his residential home that was marked up to show possible parking spots. Mr. Sullivan stated he would expand the driveway. The parking is shown around the building and along the back of the property. Vice Chair Magne asked about stormwater control and septic system. Mr. Sullivan indicated he has been negotiating with Dr. Paul Caracappa

for the use of the drainage basin. Mr. Sullivan agreed on a cash contribution to Mr. Caracappa in the amount \$90,000. A septic field would have to be on Township property since the ground around the barn does not perk sufficiently. Land development requirements were discussed. Mr. Sullivan indicated he thought the Township had told him that no land development would be necessary for the project. Solicitor Clemons will research that issue. The applicant will secure confirmation that he can connect his stormwater system to Dr. Caracappa's stormwater basin. The Township will check on the status of a professional services agreement and what escrow funds may be available.

C. Engineers Report. Township Engineer VanHise discussed the status of the roofing projects at the Public Works site. The projects include the replacement of gutters on the garage, roof repair and roof replacement on the old salt shed, and a flat roof replacement on the office building. The Township had previously received quotes. However, after a short time the prices have significantly increased. The gutter repair went from \$1,950 to \$2,950. The old salt shed roof went from \$7,945 to \$8,850. The Engineer, Roadmaster, Code Enforcement Officer and Manager met with a contractor to discuss the prices and procedures that could be followed. The contractor agreed to hold the most recent quotes until the Board had an opportunity to consider the work. The cost for the third project of replacing the flat roof would exceed the bidding threshold and possibly require prevailing wage be paid. To reduce the cost of the project, the Township could purchase the materials directly and obtain quotes for the installation. Chair Pogonowski made a motion to authorize the gutter replacement at \$2,950 and the old salt shed roof at \$8,850. The motion was seconded by Treasurer Lloyd and approved unanimously. The Engineer will proceed with preparing installation bids and material acquisition for the flat roof project.

D. Agenda of May 06, 2022. The agenda was reviewed and discussed.

SOLICITOR'S REPORT

There was none.

SUPERVISORS' COMMENTS

There were none.

MANAGER'S REPORT

Manager Pantano reported that the Public Works department has completed roadway crack sealing throughout the Township. The Township rented the crack sealing equipment, purchased materials and did sealing for a week. Township costs were around \$7,800, not counting labor. Using last years unit costs the contracted price would have been in excess of \$20,000.

EXECUTIVE SESSION

There was no executive session.

ADJOURNMENT

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, all voted to adjourn. The meeting was adjourned at 5:53 PM.

Respectfully Submitted,

Joseph F. Pantano
Township Manager