

Wrightstown Township Planning Commission Meeting May 9, 2024

The Wrightstown Township Planning Commission met on May 9, 2024 at the Township Meeting Room. Members in attendance were: Scott McBurney, Mike Hoy, Ed Rushing, Steve Marcell, Dave Reed, Joseph Conroy,
Also in attendance was: Jane Magne, Vicki Kushto,

Call to Order:

The meeting was called to order at 7:32 pm

Public Comment:

- There was no public comment

Approval of Minutes:

- The minutes of April 11, 2024 were approved

Old Business:

- **Wireless Communication Ordinance** was discussed After discussing, a motion was made to the BOS to include a Phase 1 report and vacating easement when a cell tower is removed. A unanimous vote was taken to **recommend these changes** to the BOS.

New Business

- **662 Durham Subdivision** was discussed. The original lot was being subdivided for future development. It was noted that when the new lot is developed all applicable ordinance at that time would apply for the development.

They were asked to consider options to decrease the sediment going to the creek and orienting the house for optimal solar. A unanimous vote was taken to **recommend approval** to the BOS. Attending were the Property owners, Blair, Lilli Kusiak, and Nick Rose their engineer

- **Midline ZHB Application** was discussed. The discussion centered on the impervious surface request and the steep slopes. Concerns by the PC members regarding applicant and his engineer requesting a variance from the allowable 18% to the requested 34.6% without a hardship was voiced. PC members discussed limiting the size of the house, and eliminating a portion of the horseshoe driveway and the pool. A split motion was made to deny a recommendation to approve the impervious surface and to approval a recommendation for the steep slopes. A vote was taken and this motion received 4 nays to 2 yeas. This recommendation was not approved. A second recommendation was made to not recommend both the impervious and steep slope variance requested. A vote was taken with the yeas at 5 and 1 nay. The motion of giving a **no recommendation** for these variances to the BOS passed. Attending were the property owner Anatoliy Shalamov and engineer Vincent Fioravanti
- **130 Pine Land** was discussed. The original lot was being subdivided for future development It was noted that when the new lot is developed all applicable ordinance at that time would apply for the development. A unanimous vote was taken to **recommend approval** to the BOS. Attending was the property owner Adam Curtin, and the engineer Nick Rose
- **Zoning Ordinance to amend JMZO 2024.** A discussion regarding the removal of the section numbers and list all definitions in alphabetical order was done. . A

unanimous vote was taken to **recommend approval** to the BOS.

Further Discussions For Future Meetings

- **Solar panels including Grid Scale Solar**
- **Impervious surface/storm water management**
- **Abandoned appurtenances**

Adjournment:

- A motion was made, seconded and voted to adjourn the meeting

Respectfully Submitted
Joseph Conroy