

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING March 4, 2024**

The Wrightstown Township Board of Supervisors met on Monday, March 4, 2024, in the Meeting Room of the Wrightstown Township Municipal Building, 2203 Second Street Pike, Wrightstown, PA. Chair Chester S. Pogonowski called the meeting to order at 7:30 P.M. Present were Vice Chair Jane B. Magne, Solicitor Vicki Kushto, Township Engineer Cindy VanHise and Township Manager Stacey Mulholland. Treasurer Robert S. Lloyd was absent.

ANNOUNCEMENTS:

Vice Chair Magne announced that the Wrightstown Village Library is seeking gently used books, CDs, and DVDs for their upcoming book sales in May and November. They do not accept textbooks, condensed books, VHS tapes, or damaged items. Donations can be dropped off during Library hours. The next book sale will be May 3, 5, and 9.

There will be a family camp-out inside the Library on Friday, March 8 from 6:00 to 7:30 P.M., which requires preregistration.

On March 15, indoor double feature movies will be shown. At 6:00 P.M. the movie will be "Wish" and at 8:00 P.M., "Aquaman."

A virtual floral watercolor workshop will be held on March 11 from 6:30 to 7:45 P.M., with pre-registration required.

PUBLIC COMMENT:

Resident Waseem Butt of 149 Jane Chapman Drive inquired about the fees for a generator permit he submitted to the Code Enforcement Department for review. Chairman Pogonowski noted this was an agenda item and the Board would be discussing it later.

SOLICITOR'S REPORT:

A. Conditional Use, Hipple. Solicitor Kushto opened the Conditional Use hearing for the Anthony and Guiseppina Hipple property at 239 Ridge Avenue, tax map parcels #53-12-46-4 and 53-12-46-7 within the Conservation Management Zoning District. The proposal involves the installation of a driveway within zone 1 and zone 2 of the Riparian Buffer Overlay. The hearing is slated for continuation on April 1, with an extension given until May 31.

B. Off-Premises Advertising Sign Ordinance. Solicitor Kushto relayed that the Planning Commission had suggested changes to the proposed off-premises advertising sign ordinance. The initial language clarified that freestanding signs should have only two sides, while the Planning Commission questioned whether more sides should be allowed. The Board preferred the two sided wording.

The conversation shifted to where in the Township such off-premises advertising signs could be allowed. Presently, there is a sign located on tax parcel #53-015-005-002 in the CR2 Zoning District. This property has frontage on both Route 413 and Route 232. The potential impact of this designation was discussed.

Subsequent changes addressed the height and location of signs, emphasizing concerns about decorative structures surrounding signs. The Board suggested alternative language to ensure proportionality.

The Planning Commission suggested that off-premises signs display only one message at a time to mitigate distractions caused by multiple messages.

The Board addressed the maximum height of off-premises signs. Suggestions were made to specify whether the height include supports and to establish a clear maximum

height, proposing a limit of no more than four feet from the ground to the bottom of the sign.

The Board concluded the discussion with plans for further revisions and clarifications and with asking Newtown Township to identify and designate a zoning district for off-premises advertising signs.

- C. Electric Vehicle Charging Stations Ordinance.** Solicitor Kushto stated that the Planning Commission's proposed changes included removing certain requirements for residential charging stations, such as posting voltage and safety information. Suggested changes to commercial charging stations involved deleting restrictions on overnight charging and refining language about public charging spaces. The Planning Commission suggested manufacturers provide technical details, not the residents. They also suggested that private property owners, not the police, enforce non-compliance.
- D. Wireless Communications Ordinance.** The Planning Commission suggested increasing the removal bond to \$100,000, requiring photo documentation before installation, and ensuring complete elimination of lines during removal of facilities. They emphasized the need to specify where non-tower facilities are allowed and expressed concerns about unclear district definitions in the current draft. The proposed Wireless Communication Ordinance requires a closer examination, considering the previous approval of tower-based facilities by specific parcels. The communications consultant had suggested zoning district-based approval, which may not align with the Jointure's current approach. The Board noted that there needs to be consistency in parcel numbers and zoning district references. Solicitor Kushto will mark-up proposed changes which can be further discussed at a work session.
- E. Bill of Sale for Solar Panels at Anchor Run Farm.** At a previous meeting, the Township discussed transferring ownership of the solar panels at Anchor Run Farm CSA to the farmers of the CSA. The Board suggested amending their lease to address future scenarios, such as the disposition of the panels upon sale of the CSA-owned property since the solar panels are on Township-owned property. On a motion by Vice Chair Magne, seconded by Chairman Pogonowski, the Board unanimously approved the Bill of Sale for the solar panels to Anchor Run Farm CSA.

ENGINEER'S REPORT:

Grid Pavers. Township Engineer VanHise informed the Board of a preliminary application for new residential construction involving the use of True Grid Pavers for the driveway. Engineer VanHise and the Board expressed concerns about the potential impervious nature of the pavers over time, emphasizing the likelihood of additional stone or paving as well as compaction of the stone base, making it impervious. The consensus was that the Township should not consider this product pervious. The Solicitor will convey these concerns to the Zoning Officer based on the Board's opinions.

SUPERVISORS' COMMENTS:

There were none.

MANAGER'S REPORT:

- A. Wrightstown Friends Meeting.** Manager Mulholland informed the Board that the Wrightstown Friends Meeting has requested the Board's support for their 300th anniversary celebration on May 4 from 11:00 A.M. to 4:00 P.M. They are seeking a resolution, assistance in event promotion, a \$200 full page ad, and consideration for waiving permit fees. On motion by Chair Pogonowski, seconded by Vice Chair Magne, the Board unanimously approved a motion to authorize Manager Mulholland to proceed with the requests from the Wrightstown Friends Meeting.

- B. Lingohocken Fire Company ISO.** The Board discussed the historical context of the Fire Company's initiative taken over 10 years ago to seek a change in the ISO (Insurance Services Organization) rating for the Township. Through extensive studies, demonstrations, audits, and collaborative efforts, the Fire Company successfully influenced the ISO organization to create conditions for a more favorable insurance rate for the community. This resulted in a significant reduction, ranging between 15% and 20%, in homeowners' insurance rates for residents. The achieved ISO rating was valid for ten years, and now there is the task of reassessment and recertification. The Board acknowledged the substantial work done in the previous period, spearheaded by Chief Greg Jakubowski, a professional fire engineer. Chief Jakubowski, although no longer a member of the Fire Company, has offered his consulting services for the current reassessment, not to exceed \$6000. This would also require additional input from the Township Engineer. It was emphasized that such support would be an important benefit to the community, with a positive impact on homeowners' insurance costs. On a motion by Chair Pogonowski, seconded by Vice Chair Magne, the Board unanimously authorized the reimbursement of up to \$6000 for documented expenses related to the ISO application preparation by Lingohocken Fire Company and related costs for the Township Engineer.
- C. Natural Gas Generator Fees.** Manager Mulholland suggested possible further amendments to the recently revised Fee Schedule. Permits for installation of natural gas generators are incurring higher costs due to the number of inspections, as compared to those using other energy sources. The current fee of \$1,049 prompted a staff-recommended reduction to an estimated \$800. Vice Chair Magne stressed cost recovery over profit, acknowledging staff absorption of overhead costs but emphasizing careful consideration for third-party expenses. On a motion by Chair Pogonowski, seconded by Vice Chair Magne, the Board unanimously approved the modified fees as presented, effective immediately.

APPROVAL OF BILLS:

It was moved by Vice Chair Magne and seconded by Chair Pogonowski that the bills list dated March 4, 2024 be approved. Chair Pogonowski noted the amount was \$55 less than on the initially presented list due to the identification and removal of a non-Township bill during the review process. The Board acknowledged the correction and clarified that staff will provide a new approval sheet for signing. The motion was unanimously approved. On a motion by Vice Chair Magne, seconded by Chair Pogonowski, the transfer of \$25,000 from the General Fund to the Payroll Fund was authorized. The motion was unanimously approved.

APPROVAL OF MINUTES:

On a motion by Chairman Pogonowski, seconded by Vice Chair Magne, the February 5, 2024 minutes were approved with edits.

UNFINISHED BUSINESS:

There was none.

NEW BUSINESS:

There was none.

PUBLIC COMMENT:

There was none.

EXECUTIVE SESSION:

Chairman Pogonowski announced there would be an Executive Session to discuss litigation.

ADJOURNMENT:

On a motion by Chairman Pogonowski, seconded by Vice Chair Magne, the Board voted to adjourn. The meeting was adjourned at 9:00 P.M.

Respectfully submitted,

Stacey Mulholland
Wrightstown Township Manager

Attachment: March 4, 2024 Bills List

WRIGHTSTOWN TOWNSHIP
BILLS PRESENTED FOR APPROVAL

DATE March 4, 2024

CHECK NO.	NAME	AMOUNT
WIRE	Payroll (2/11-2/24/24) 03/01/24	\$ 13,350.86
WIRE	IRS Tax Payment 03/01/24	\$ 4,845.31
WIRE	PA State Withholding Payment 03/01/24	\$ 558.19
39794-39834	Check Register General Fund (01)	\$ 110,957.12
Total General Fund Bills Presented for Payment		\$ 129,711.48
AUTOMATIC	Buidling Loan Payment 04/01/24	\$ 2,422.00
AUTOMATIC	Highway Capital Reserve Loan 04/18/24	\$ 10,833.00
1799-1800	Cable Access Fund (05)	\$ 430.82
Total Cable Access Presented for Payment		\$ 430.82
TOTAL ALL BILLS PRESENTED FOR APPROVAL		\$ 143,397.30
WIRE	Transfers General Fund 100.0546 to: Payroll 02/25/24	\$ 25,000.00

APPROVED FOR PAYMENT

WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS

Chris Porraschi 3-4-2024
 SUPERVISOR'S SIGNATURE DATE

Jane B. Magne 03-04-2024
 SUPERVISOR'S SIGNATURE DATE