

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
MINUTES OF WORK SESSION OF MARCH 28, 2022**

The Wrightstown Township Board of Supervisors Work Session was called to order at 5:00 PM on March 28, 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 Vicki Kushto, Township Planner Judith Stern Goldstein, Code/Zoning Officer Ted Middleman and Township Manager Joseph F. Pantano.

BUSINESS

Land Development Revision, Laurel Nobilis Riding Academy.

Applicant Mary LaBold was present to discuss the Township Engineer's review of the as-built plans and possible revisions to the Land Development landscaping plan for Laurel Nobilis Riding Academy. She discussed the process of developing the landscape plan and how she thinks it could be changed. She discussed the viewscape and buffering from various positions around the property. One of the comments in the Engineer's review of the as-built plans was lack of the required plantings. In addition to buffering, the trees and plantings were part of the stormwater control. Ms. LaBold stated her engineers said the trees have nothing to do with stormwater. Manager Pantano commented that the NPDES discharge permit and the stormwater management calculations included credit for the trees contributing to stormwater reduction. Township Planner Judith Stern Goldstein reviewed the landscaping schedule included on the approved plans. The plans clearly list the required trees as they relate to stormwater reduction. The applicant discussed the types of trees and noted that some are poisonous to horses. There was discussion on the separation between the required plantings and the horses. Although there is separation from the actual trees the leaves could be blown into the pasture areas. Chair Pogonowski commented that the buffering and stormwater controls were part of the Zoning Hearing Board decision to allow the riding academy in an area normally not permitted. He stated the property site neighbors participated in the Zoning Hearing Board process. Any significant changes would have to include the neighbors' input. He commented that the quantity of trees and buffered areas should stay the same as approved. Substitutions for trees and plantings that might be poisonous to horses could be considered, but a revised plan must be provided showing the substitutions. There was additional discussion on the dry fire hydrant that is located within the stormwater pond. Presently the hydrant is not working properly. The contractor has

scheduled a consultant to evaluate the dry hydrant to determine the problem. The applicant also discussed a change in grading. An area was raised approximately a foot to deter people from driving over it. This effects the drainage and would have to be evaluated by the Township Engineer. The applicant's contractor will revise the plans to show any change to the approved grading and the specific trees to be substituted for the ones poisonous to horses.

SOLICITOR'S REPORT

There was none.

SUPERVISORS' COMMENTS

There were none.

MANAGER'S REPORT

Manager Pantano has been in contact with PennDOT concerning access to the Octagonal School. Presently the drainage work being done at Swamp Road and Second Street Pike prevents access to the school property. The Historical Commission plans to begin schoolhouse tours in May. The Manager will meet with PennDOT next week to determine what needs to be done to provide access.

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 5:33 PM.

Respectfully Submitted,

Joseph F. Pantano
Township Manager