

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS WORK
SESSION July 14, 2025**

The Wrightstown Township Board of Supervisors met on Monday, July 14, 2025, 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 5:00 P.M. Present were Vice Chair Jane B. Magne, Treasurer Robert S. Lloyd, Solicitor Vicki Kushto, Township Engineer Cindy VanHise and Township Manager Stacy Crandell. All motions were approved by unanimous vote unless otherwise indicated.

ANNOUNCEMENTS:

Vice Chair Magne announced that there was an executive session on June 23, 2025, to discuss personnel.

APPROVAL OF MINUTES:

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, Board of Supervisors meeting minutes of June 16, 2025, were approved.

APPROVAL OF BILLS:

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following June 30, 2025, payments were approved.

General Fund bills	\$91,272.09
Cable Access Fund bills	1,542.04
Mathews Ridge Sewer Fund bills	2,809.39
Jane Chapman East Sewer Fund bills	8,010.37
Park and Open Space Reserve Fund bills	2,229.03
Highway State Aid Fund bill	31,896.47
TOTAL	\$137,759.39

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

General Fund to Payroll 6/16/25	\$40,000.00
General Fund to Payroll (6/23/25)	\$15,000.00

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following July 14, 2025, payments were approved.

General Fund bills	\$45,735.80
Building Loan Payment	2,422.00
Highway Capital Reserve Loan Payment	10,833.00

Special Reserve Fund bill	1,575.00
Cable Access Fund bills	1,003.23
Mathews Ridge Sewer Fund bills	319.00
Jane Chapman East Sewer Fund bills	11,945.63
Open Space Bond Fund bill	260.00
Park and Open Space Reserve Fund bill	455.50
TOTAL	\$74,549.16

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

General Fund to Payroll (7/9/25)	\$20,000.00
PLGIT Liquid Fuels to FNB Liq. Fuels (6/23/25)	\$150,000.00

SOLICITOR' S REPORT:

Resolution 2025-20 – 830/370 Penns Park Road. Solicitor Kushto gave an overview of the Resolution. Vice Chair Magne pointed out several incorrect details in the ordinance. On a motion by Chair Pogonowski, seconded by Treasurer Lloyd, the resolution was tabled until the next meeting.

BUSINESS:

- A. 1238 Wrightstown Road – Epstein Private Family Burial Site.** Tim Duffy, attorney for Gene and Marlene Epstein, presented details for a family burial plan on their property. The Board suggested conditions to be included in the plan: consolidation of the two lots, deed restricting no further subdivision, the burial area be restricted to Epstein family members, and that the entire property will never become a cemetery. The Epsteins will file a conditional use application to memorialize the use and approval.
- B. Additional Impervious Surface Coverage – 149 Jane Chapman Drive West.** The Butt Family requested an increase in the impervious surface of 31% over the allowable 12,000 sq. ft. to build an extended driveway, additional parking area, firepit, sunroom, pool house, patio, walkways, pool, spa, and decking. The Board asked for a reduction on the proposed impervious surface of 1,000 sq. ft. This would include removing the fire pit and additional parking area from the plan. Engineer VanHise will put these details in writing to the Butts.
- C. Zoning Hearing Board Application – 164 Pheasant Lane.** The residents of 164 Pheasant Lane, Zachary and Joann Lichtmann, proposed to raise the pitch of the roof on their house with no other changes. Due to being a nonconforming property, they will have to seek a special exception from the Zoning Hearing Board. On a motion by Chair Pogonowski, seconded by Treasurer Lloyd, the Board asked the Solicitor to send a letter to the Zoning Hearing Board noting no objection to the application. On another motion by Chair Pogonowski, seconded by Treasurer Lloyd, the Solicitor was asked to review the language in the zoning ordinance with respect to expansion of a nonconforming use on a nonconforming property.
- D. Anchor Run Stream Bank Restoration Project.** Manager Crandell presented an overview of the project, as well as a meeting with EAC members at the site. Engineer VanHise answered questions from the Board, as well as from Bill and Randy Serwell who raised

concerns about how this project will affect their farming area.

- E. Consortium Quotes for Gas and Diesel Fuel.** Manager Crandell gave an overview of the bid. The Board delayed a decision to determine whether Brinker's Fuel, the present vendor, would match the price.

ENGINEER'S REPORT:

Escrow Release #5 and Start of Maintenance Period – 811 Durham Road (Dunkin). On a motion by Chair Pogonowski, seconded by Vice Chair Magne, escrow released 5 for \$78,438.53, less \$10,000 for the 10 trees planted less than 3-inch caliper, was approved. On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the start of the 18-month maintenance period, except for the 10 trees, was approved.

ADJOURNMENT:

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, all voted to adjourn. The meeting was adjourned at 7:00 P.M.

Respectfully submitted,

Stacy Crandell, Manager