WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS WORK SESSION October 13, 2025

The Wrightstown Township Board of Supervisors met on Monday, October 13, 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 the Park and Recreation Board will hold its annual Harvest Festival on Saturday, October 18 from 4:00 to 7:00 P.M. at the Grange Fairgrounds.
The Historical Commission will hold their last open house of the season at the Octagonal Schoolhouse on Sunday, October 19 from 1:00 to 5:00 P.M. There will be music by the group "Tunes of the Times" who will play 19th century popular and patriotic music.

APPROVAL OF MINUTES:
On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, Board of Supervisors meeting minutes of September 15, 2025, were approved.

APPROVAL OF BILLS:
On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following September 22, 2025, payments were approved.

General Fund bills	$172,619.08
Cable Access Fund bills	806.39
Mathews Ridge Sewer Fund bills	15,830.98
Jane Chapman East Sewer Fund bills	4,545.41
TOTAL	**$193,801.86**

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

Escrow Bills	$46,304.17

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following transfer was approved.

General Fund to Payroll (9/11/25)	$20,000.00

On a motion by Vice Chair Magne, seconded by Treasurer Lloyd, the following October 6, 2025, payments were approved.

General Fund bills	$78,385.16
Building Loan Payment	2,422.00
Highway Capital Reserve Loan Payment	10,833.00
Cable Access Fund bills	1,432.34
Matthew's Ridge Sewer Fund bill	41.50
Jane Chapman East Sewer Fund bill	46.58
Emergency Services Fund bill	42,471.26
TOTAL	**$135,631.84**

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

General Fund to Payroll (9/22/25)	$20,000.00
General Fund to Emergency Services Fund	$42,471.26

SOLICITOR' S REPORT:

A. **Approval of Hold Harmless Agreement - 48 Hallowell Drive.** Solicitor Kushto explained that the owner of the property did not obtain proper permits for work completed on the garage. As a result, there were no inspections performed by the Township. The resident will be required to pay double the permit fees and to sign an agreement that will release the Township from any liability should there be an incident. The agreement was approved on motion by Treasurer Lloyd and seconded by Vice Chair Magne. The agreement was approved by a 2-1 vote with Chair Pogonowski voting NO on principle because the property owner is a licensed contractor and should understand permit requirements. He further stated that he would sign the legal document as required based on the vote.

B. **Authorization to Advertise an Amendment to the Sprinkler Ordinance.** Solicitor Kushto gave an overview of the current sprinkler ordinance. The proposed amendment will allow expansion of a residential structure up to an aggregate total of 4000 square feet before a sprinkler system is required. On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, approval was granted to advertise the amended ordinance.

C. **Authorization to Advertise Tree Ordinance.** Solicitor Kushto gave a summary of the current tree ordinance. The proposed ordinance places responsibility on homeowners to maintain trees and other landscaping that are affecting roadways and easements. If a homeowner fails to maintain the trees, the Township can have the work done and bill the homeowner. On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, authorization was given to advertise the ordinance.

BUSINESS:

A. **ZHB Application – 111 Jericho Valley Road.** Brice McGuigan, attorney for Gus Russo the homeowner at 111 Jericho Valley Road, presented details of the zoning variance requested. The property owner had received a permit to construct a pool and related hardscaping which was designed to not exceed the maximum impervious surface of 18%, When the pool was constructed on the property and as built plans submitted to the Township, the impervious surface area was 0.9% over the maximum. The homeowner also wants to add a shed which would bring the impervious coverage to 19.1%. On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, the Board chose to remain neutral on this application, but is requesting an Operations and Maintenance Agreement for the stormwater system, a rain garden, regardless of the decision.

B. **Lingohocken Fire Company Update.** President of the Fire Company Dennis Kilfeather and Chief Ethan Tecker presented an update. The Fire Company received a $1 M grant through State Senator Frank Ferry and State Representative Kristen Marcell for purchase of a 2027 fire engine, totaling $1.2 M with fit-out. Another vehicle to be replaced is a 1997 dry rescue engine with a used 2014 wet rescue engine which they hope will be in service by the end of the year after fit out. He explained that they will apply for a State loan at 2% to fund the purchase of the rescue truck. They listed other current vehicles, and which would need replacement soon. Chief Tecker explained that maintenance on the aging vehicles is expensive and is increasing, and that the current apparatus does not provide the same protection for the firefighters as the newer vehicles. Chief Tecker also discussed personnel, call volume and mutual aid interactions with other departments. President Kilfeather also said that the Fire Company is financially solid and has no debt. The Fire Company continues to earn a high ISO rating which is beneficial to homeowners since it can lower homeowners' insurance rates.

C. **ZHB Application - 793 Penns Park Road.** Property owner Tom Coates, along with Attorney Ed Murphy and Engineer Dan Rotundo from Dynamic Engineering, presented details of the variances being requested for the property at Second Street Pike and Penns Park Road. The plans have not changed much since the previous presentation to the Board. Mr. Coates said the older structure would continue to have two apartments and an office use. The smaller structure would have a food use and a retail use. No new impervious surface is planned. They are seeking a variance to reduce the number of parking spaces from the required 42 to 25, and to reduce the size from 10 x 20 feet to 9 x 18 feet. The proposed landscape plan around the parking area was presented. Variances are also being sought to not require buffer and landscape requirements and an off-street loading berth. Mr. Coates stated that he would cooperate with the neighbors of the adjacent parcels to protect them from lights shining onto their properties. He does not want high traffic tenants. The footprint of the buildings would remain the same. Mr. Coates received suggestions from the Historical Commission about how to maintain the structures consistent with the standards of the historic village of Penns Park. They suggested the name "Penns Park Square" for the property, in keeping with the original layout of the village. Treasurer Lloyd inquired as to what would happen should additional parking be needed should the Zoning Hearing Board grant the variance. Solicitor Kushto noted that the Planning Commission had recommended approval of the project. On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, the Board agreed to have Solicitor Kushto send a letter to the Zoning Hearing Board in support of the project with a condition that should additional parking be needed it will be installed on the adjourning lot.

ENGINEER'S REPORT:

Authorization to Prepare LSA Grant Application – Thompson Mill Road Culvert. Due to the impasse in passing the State budget, Engineer VanHise summarized the deadline for resubmission of the LSA grant and what is needed to resubmit the application. The Board authorized the preparation of the grant application resubmission.

ADJOURNMENT:

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, all voted to adjourn. The meeting was adjourned at 6:22 P.M.

Respectfully submitted,

Stacy Crandell, Manager