

**WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS**  
**REGULAR MEETING October 20, 2025**

The Wrightstown Township Board of Supervisors met on Monday, October 20, 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 7:30 P.M. Present were Vice Chair Jane B. Magne, Solicitor Vicki Kushto, Township Engineer Cindy VanHise and Township Manager Stacy Crandell. Treasurer Robert Lloyd was absent. All motions were approved by unanimous vote unless otherwise indicated.

**ANNOUNCEMENTS:**

Chair Pogonowski announced that there was an executive session held prior to the meeting to discuss personnel and potential litigation items. Treasurer Lloyd did not attend the meeting due to a family commitment.

Vice Chair Magne announced upcoming events at the Village Library.

- The Library will show a double feature, Lilo and Stich at 6:00 P.M. and Fantastic Four at 8:00 P.M., on Friday, October 24.
- The Library will hold their fall Book Sale on November 7, 8, 9 and 13. A preview night will be held on Friday, November 7, which requires a reservation and is limited to 20 people.

Chair Pogonowski announced a restructuring of the agenda to allow members of boards and commissions to deliver their reports earlier in the meeting.

**PUBLIC COMMENT:**

There was none.

**APPROVAL OF MINUTES:**

On a motion by Vice Chair Magne, seconded by Chair Pogonowski, Board of Supervisors meeting minutes of October 13, 2025, were approved with one edit.

**APPROVAL OF BILLS:**

On a motion by Vice Chair Magne, seconded by Chair Pogonowski, the following October 20, 2025, payments were approved

|                                    |                     |
|------------------------------------|---------------------|
| General Fund bills                 | \$134,278.74        |
| Cable Access Fund bills            | 223.25              |
| Mathews Ridge Sewer Fund bills     | 3844.94             |
| Jane Chapman East Sewer Fund bills | 8248.33             |
| <b>TOTAL</b>                       | <b>\$146,595.26</b> |

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

|              |             |
|--------------|-------------|
| Escrow Bills | \$20,464.76 |
|--------------|-------------|

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

|                                    |             |
|------------------------------------|-------------|
| General Fund to Payroll (10/09/25) | \$20,000.00 |
|------------------------------------|-------------|

### **SOLICITOR' S REPORT:**

There was none.

### **ENGINEER'S REPORT:**

Engineer VanHise submitted her itemized report.

### **DEPARTMENT REPORTS:**

- A. Newtown Police Department.** Chief Hearn presented the report for September. There were 484 calls for service and 1 DUI arrest. There were 8 traffic crashes and 28 traffic enforcement details. There was one truck enforcement detail at Foxhill Drive and Durham Road, resulting in 8 truck inspections. There was a commercial burglary at the Grange Fairgrounds with a pickup truck and two utility vehicles stolen. Two new officers have been hired by the Newtown Police Department. On Saturday, October 25 the Police will host a drug take-back event from 10:00 A.M. to 2:00 P.M. at the Newtown Administration Building. When selling items online, Chief Hearn warned that criminals can track where a photo was taken and use that information for burglary. It is better to take photos in a neutral location and a trade made at a designated spot in the Newtown Police Department parking lot where lights and cameras are located. Vice Chair Magne thanked Officer Rawa for attending the Harvest Festival.
- B. Lingohocken Fire Company Report.** Assistant Chief Dave James reviewed the September report. There were 22 calls for service, 245 man-hours for responses, 119 man-hours of training, for a total of 364 man-hours of service to the community.
- C. Public Works Department.** Foreman Dave James presented the report for September. Ditch and drainage work was completed on Brownsburg Road and on Penns Park Road. Foreman James presented a plan for replacing the failing Thompson Mill Road culvert by the Township Road Department. The cost would be about \$30,000. He asked for approval from the Board so the work could be completed as soon as possible. Engineer VanHise pointed out some differences between CKS's plan and Foreman James's plan. Chair Pogonowski asked that Engineer VanHise and Foreman James meet to further discuss the plans. The topic will be on the agenda for the next meeting.
- D. Boards and Commissions.**
  - Co-chairman Robin Hoy presented an update on the Environmental Advisory Council. Ms. Hoy explained the background of Anchor Run Farm and its Community Supported Agriculture program, as well as its connection to the Wrightstown Farmer Market.
  - Secretary of the Historical Commission, Karl Niederer, reported there has been a significant increase in visitors to the Octagonal Schoolhouse, including about 125 at the open house in September. Dan McPhillips, Bucks County Recorder of Deeds, had brought three restored deed books for viewing which included the original deed for the Octagonal Schoolhouse and other Wrightstown properties. There were \$260 in donations collected for supporting the County project for repairing and preserving damaged deed books. The final open house of the season in October highlighting a musical group playing period music had 51 visitors. Mr. Niederer also discussed the parking challenges at the Octagonal Schoolhouse. He said the adjacent field has been helpful in providing a safe parking experience. Engineer VanHise said that a gravel parking lot will be installed in that adjacent field by Twining Construction in the spring.

Mr. Niederer reported the records scanning project has been going very well with the new scanning equipment and the continued help of Lisa Fee and David Dutko. Mr. Niederer thanked the Supervisors and the Public Works Department for their support with respect to the Schoolhouse.

- On behalf of the Park and Recreation Board Vice Chair Magne thanked the sponsors, donors and volunteers for making the Harvest Festival a success. Over 200 people attended the event on October 18. The First National Bank of Newtown and Blue Rock Construction sponsored the Festival, which was held at the Middletown Grange Fairground. The list of the many donors will be highlighted on the Township website. Without their support, this free community event would not be possible. The many student and resident volunteers, as well as the Park and Recreation Board members who organized and spent countless hours in preparation, were also thanked.
- E. Central Bucks Ambulance Squad.** Chair Pogonowski read the August and September reports. There were 14 responses in August and 7 responses in September, with a total of 117 calls for the year in Wrightstown.
- F. Code/Zoning Department.** Chair Pogonowski read the Zoning Department report for September. There were 29 zoning and building permit inspections, 4 resale inspections, and 1 notice of violation. Two signs were removed. There were 8 commercial fire and sale inspections. A total of \$13,141.70 in fees and \$16,500.00 in escrow fees were collected.
- G. Emergency Management Coordinator.** Manager Crandell reported that EMC John Kernan has been updating the Emergency Operations Plan which will be reviewed at a future meeting. Fire safety information has been posted to the Township website.
- H. Zoning Hearing Board.** The special exception application for 164 Pheasant Lane to construct an addition to a single-family dwelling was approved.
- I. Township Manager.** Manager Crandell updated the progress on the 2026 Budget which should be ready for the Board's review by the end of the week.

## **BUSINESS:**

- A. Zoning Hearing Board Application - 2726 Windy Bush Road.** Nathan Simcox, the owner of Hydroscape Pools, presented a plan to build a pool and increase the impervious surface ratio from 21.4% to 24.4%. However, the Township has no information on how the impervious increased over the allowed 18% during the present tenancy. Engineer Kristen Holmes will address the impervious surface issue during her presentation to the Zoning Hearing Board. Solicitor Kushto and Vice Chair Magne addressed the conditions proposed by the Planning Commission. Since there is no stormwater management on the property presently and the area is within the Jericho Creek watershed, a critical MS4 area, the Planning Commission suggested that the present impervious surface ratio be reduced to the allowed 18% by removing a portion of the paved area. Then the 3% impervious area for the construction of a pool could be considered, along with a stormwater management system being installed to cover both the 18% impervious area as well as the added impervious area for the pool, and a 15% oversize of the system to have some stormwater management in a critical area. Chair Pogonowski asked that the conditions discussed be shared with the Zoning Hearing Board. On a motion by Chair Pogonowski, seconded by Vice Chair Magne, the Board took a neutral position on the project.
- B. Land Development Approval – 194 Brownsburg Road.** Steve Tilsner, along with his attorney Ed Murphy and his engineer Adnan Bhad, presented a minor subdivision plan for 194 Brownsburg Road to subdivide the 3.079 acre parcel into a 1.006 acre developed lot and

a 1.795 acre undeveloped lot. Waivers are being requested for stormwater management and grading, curbs and sidewalks, street trees, Type 1 buffers, and land for recreation use or a fee-in-lieu-of since there is no plan to develop the second lot currently. Chair Pogonowski asked if there is adequate room for impervious surface on the lot 2 property. Engineer Bhad stated that there is less than the allowed amount of impervious surface. Chair Pogonowski asked if there is enough space on lot 1 for stormwater management. Both Engineer VanHise and Bhad stated that there is adequate space. Chair Pogonowski asked for clarification on the Right of Way and whether the Township had to accept it, especially since the dwelling on lot 1 is within it. Vice Chair Magne asked about the stormwater deferral on lot 2. Neighboring resident Jeffrey Jim, 170 Brownsburg Road, requested that a buffer such as Arborvitae be planted along the property line to maintain the current privacy if the present wooded area is removed. Mr. Jim also requested that the more mature oaks and birches along the property line be maintained. He likewise expressed his concern about stormwater management once the second lot is developed. Chair Pogonowski stated that there would be stormwater requirements when the property is developed. Engineer Bhad explained that there are Township zoning requirements that would prohibit removal of all the existing trees. Chair Pogonowski asked Engineer VanHise to make a note of Mr. Jim's request. On a motion by Chair Pogonowski, seconded by Vice Chair Magne, approval was given for Solicitor Kushto to draft a resolution to allow the subdivision.

- C. Zoning Hearing Board Application – 239 Ridge Avenue.** Engineer Bhad of ARNA Engineering, representing applicants Anthony and Giuseppina Hipple, explained that the plans to install a new driveway with a bridge through the floodplain have been cancelled and that the present driveway would be slightly relocated to help with drainage and storm runoff. A waiver is being requested to permit installation of the proposed driveway and removal of the existing driveway within floodplain soils, as well as a special exception to permit improvements related to driveway relocation within floodplain soils. The applicants are also requesting a lot line change between their two adjacent parcels. The 19.608 acre undeveloped lot would convey 8.363 acres to the developed lot, leaving it with 11.245 acres, and the developed lot with 23.898 acres. A waiver for a stormwater plan and a grading plan is being requested, but these would be deferred until the lot is developed. In addition, waivers for curbs and sidewalks, street trees, Type 1 buffers, and land for recreational use are being requested. However, there is already existing vegetation, no additional driveway and an deed restricted open space easement already exists. On a motion by Chair Pogonowski, seconded by Vice Chair Magne, the Board voted to support the application.
- D. Land Development Approval – 239 Ridge Avenue.** On a motion by Chair Pogonowski, seconded by Vice Chair Magne, the Board voted to have the Solicitor prepare a resolution approving the land development, with the above-mentioned waivers and deferral as well as the condition of soil testing to ensure that the proposed area can support the driveway.
- E. Proposal for Hough Associates – 904 Grant Recycling Services.** Manager Crandell presented a proposal from Hough Associates to continue surveying the waste haulers working within the Township to gather information for preparing a DEP recycling grant application. On a motion by Vice Chair Magne, seconded by Chair Pogonowski, the Board agreed to allow Hough Associates to continue applying for a recycling grant for the Township.

**PUBLIC COMMENT:**

There was none.

**SUPERVISOR COMMENTS:**

Chair Pogonowski expressed his concerns about a bill that is being proposed in the State General Assembly that determines AI data center locations. This would exempt local municipalities from deciding where these data centers can be located and from imposing zoning restrictions. There is a possibility that it will be added as a waiver to the present budget negotiations. Chair Pogonowski and Vice Chair Magne agreed to send a letter to Representative Marcell and Senator Ferry to let them know the Township is not in support of this, as a data center would not be bound by permits or stormwater requirements. Solicitor Kushto commented that there is a trend in Harrisburg to remove autonomy from local municipalities, and that residents should be aware of these attempts.

**OTHER BUSINESS:**

There was none.

**ADJOURNMENT:**

On a motion by Chair Pogonowski, seconded by Vice Chair Magne, both voted to adjourn. The meeting was adjourned at 9:17 P.M.

Respectfully submitted,

Stacy Crandell, Manager