

WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS WORK
SESSION October 27, 2025

The Wrightstown Township Board of Supervisors met on Monday, October 27, 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, Solicitor Vicki Kushto, Township Engineer Cindy VanHise, Township Planner Judith Stern Goldstein and Township Manager Stacy Crandell. All motions were approved by unanimous vote unless otherwise indicated.

ANNOUNCEMENTS:

Chair Pogonowski announced that Treasurer Lloyd was unable to attend due to a family commitment.

APPROVAL OF MINUTES:

On a motion by Vice Chair Magne, seconded by Chair Pogonowski, Board of Supervisors edited meeting minutes of October 20, 2025, were approved.

SOLICITOR'S REPORT:

- A. Adoption of Amended Sprinkler Ordinance #349.** Solicitor Kushto gave a summary of the original ordinance. The amendment states that a residential structure shall not be permitted to expand more than an aggregate total of 4000 square feet without the installation of an automatic fire suppression system. On a motion by Chair Pogonowski, seconded by Vice Chair Magne, the ordinance was approved.
- B. Adoption of Amended Chapter 10, Health and Safety, Trees in Right-of-Way - Ordinance #350.** The proposed ordinance states that property owners are responsible for maintaining trees in the right-of-way so as to prevent hazardous conditions and unobstructed use of public roads or public property. Chair Pogonowski expressed his concerns over penalizing homeowners with a lien on their property. Vice Chair Magne pointed out the risks to others by not removing diseased or dangerous trees on one's property, as well as the liability. On a motion by Vice Chair Magne, seconded by Chair Pogonowski, the ordinance was approved.
- C. Authorization to Advertise Amended Non-Uniform Pension Plan Ordinance.** Solicitor Kushto explained that there is currently a non-uniform pension plan resolution which needs to be adopted as an ordinance. There would be no changes to the plan. Authorization was given to advertise the ordinance.

BUSINESS:

- A. Discussion of Sewer Capital Budget Needs.** Rick Ghetts from CKS Engineering and Justin Nevadomski from Private Utility Enterprises presented five-year capital plans for the Jane Chapman East and the Matthews Ridge sewer plants. Most parts of the sewer plant facilities are original and will need to be replaced soon.
- B. Discussion of Sewer Lateral Ordinance.** There appears to be infiltration of water into the sewer systems. Manager Crandell suggested an ordinance that would list specific usage violations. Homeowners would be notified about the ordinance in advance so there would be ample time to correct any possible violations. Plant facilities may be overburdened and additional costs incurred due to these violations.

- C. Open Space Fencing and Tree Removal on Township-Owned Property.** Township Planner Goldstein discussed the fencing on Township-owned properties. Most of the fencing installed by developers needs replacement. She presented different options for designating property lines including materials, heights of markers and signage. Vice Chair Magne said price and longevity need to be considered when making a decision. Planner Goldstein said she could produce a plan that factors in placement at corners and changes in direction for monuments or fencing. She also noted that trees on the perimeter line need to be considered. She proposed that aerial photos be taken of the open space areas and annual walks through the properties to evaluate whether any trees needed removal. The different options and costs were discussed.
- D. Proposed Changes to the Landscape Ordinance.** Township Planner Goldstein listed proposed updates to the Township landscape regulations. These included updates to performance requirements rather than the current formulaic requirements so as to provide flexibility. The Environmental Advisory Council and the Planning Commission will review these suggested changes.
- E. Review of Preliminary 2026 Budget.** The preliminary budget will be presented at the meeting on November 10.

ENGINEERS REPORT:

- A. Thompson Mill Road Culvert Project.** Engineer VanHise gave an overview of the current state of the culvert. She said the culvert is in imminent danger of failing. Road Foreman Dave James presented a plan for replacement of the culvert by the Public Works Department which has Engineer VanHise's support. The project is projected to not exceed \$30,000. On a motion by Chair Pogonowski, seconded by Vice Chair Magne, the project was approved.
- B. Authorization of the Final Escrow Release, Maintenance Period and Dedication Request – Wood Property on Cherry Lane.** Engineer VanHise reported that the site improvements have been completed and recommended that the subdivision be placed into the 18-month maintenance period. She suggested the letter of credit be reduced from \$45,585.43 to \$17,947.20 to maintain a maintenance bond and that the project was ready for the requested dedication. On a motion by Vice Chair Magne, seconded by Chair Pogonowski, the escrow release, maintenance period and dedication request were approved.

SUPERVISOR COMMENTS:

There were none.

ADJOURNMENT:

On a motion by Chair Pogonowski, seconded by Vice Chair Magne, the meeting was adjourned at 7:29 P.M.

Respectfully submitted,

Stacy Crandell, Manager