

WRIGHTSTOWN TOWNSHIP BOARD OF SUPERVISORS
WORK SESSION MEETING July 27, 2026

The Wrightstown Township Board of Supervisors met on Monday, July 27, 2026, 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 5:05 P.M. Present were Vice Chair Jane B. Magne, Treasurer Robert S. Lloyd, Solicitor Vicki Kushto, Engineer Cindy VanHise and Township Manager Stacy Crandell. All motions were approved by unanimous vote unless otherwise indicated.

APPROVAL OF MINUTES:

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, Work Session minutes of July 20, 2026, with edits, were approved.

BUSINESS:

A. Discussion of Lighting at 793 Penns Park Road, TCT Property Management.

Tommy Coates, property owner, discussed the existing lighting at this location and if a light fixture was replaced in the future what specification would be needed. The current light fixture meets the minimum lightening requirements. If a new fixture were to be required, these would likely be designed so as to not exceed the maximum lighting requirements of the current lightening ordinance. There was a discussion between the neighbors and the Board on the current light fixture and what a new fixture could be a brighter white light. The neighbors preferred that the existing light remain. With the agreement of the neighbors, the Board agreed to allow the existing light to remain as it currently means the ordinance requirements and that the lighting comment on his temporary use & occupancy permit should be removed.

B. Open Space/Fencing Update By Gilmore & Associates. Judy Stern Goldstein and Valerie Liggett from Gilmore gave an update on what access, trees and fencing would need to be removed from Township-owned open space properties. It was agreed that this should be a phased-in project due to the complexity of some of the locations and the cost. Public Works Foreman Dave James provided some insight on the access. The Board asked that open space access information be shared on the Township website to gather feedback from adjacent property owners. The Board will discuss selection of a monument delineation type and open space maintenance plans at a future meeting. In addition, Foreman James will consult Costars and other vendors to determine costs for tree and fence removal, and then with Gilmore on how best to proceed.

C. Discussion of Traffic Issues with Pennoni Associates. Matt Johnson from Pennoni provided an overview of traffic items for direction from the Board. Signal upgrades for the intersection of Route 232, Route 413 and Park Avenue were discussed, as well as applicable grant programs for this project. He suggested the Green Light Go Grant as the best option. The Board directed Pennoni to gather information, a timeline and cost for submission of the grant in January.

A crosswalk on Wrightstown Road at Jane Chapman Drive, as was suggested by a resident, was discussed. Engineer Johnson explained that PennDOT would approve installation of a

crosswalk as a low-cost option that could work. The Board asked Pennoni to provide a sketch of the markings, suggested signage and estimated costs to be considered at a future meeting.

At a previous meeting a resident had asked about a left turn signal for Worthington Mill Road at Route 413 North. Pennoni did a field observation on July 8 and it appeared that a signal change was not warranted. Another count could be made in September when schools were back in session and presented to the Board for possible next steps.

The faded pavement markings on Swamp Road and Worthington Mill Road were discussed. Mr. Johnson explained that this is the Township's responsibility even though they are both State roads. Foreman James will gather the maintenance reports received from Armour regarding all roadway maintenance, including pavement markings for other locations. He will obtain a quote from a Costars company for thermoplasty painting so it lasts longer and then report to the Board.

D. Stormwater Inspection Discussion. Manager Crandell presented the staff and consultants' recommendations for a proposed stormwater inspection program which would mirror the septic management program. The only difference would be that the Township would post a RFP for companies to submit information showing their ability to inspect stormwater facilities. A vendor(s) would be chosen to perform and oversee the inspections of the 137 stormwater systems/BMPs. The Board authorized drafting an RFP for review. Once responses to the RFP are received, the inspection program can be further refined. In addition, inspection of stormwater systems can be added to the use and occupancy inspections.

E. 2027 Fee Schedule Recommendations. Manager Crandell explained that the staff has some recommended changes to the Fee Schedule, including adding commercial electrical permit fees and sewer lateral inspection permit fees. The changes could be incorporated in a resolution for an upcoming meeting, making them effective this year with the potential adoption of the sewer lateral inspection ordinance at the next meeting. The Board authorized preparation of a resolution for the August 17 meeting so as to put the changes in effect this year.

SOLICITOR'S REPORT:

A. Review of Proposed Ordinance to Update Committee Section of Code of Ordinances. Solicitor Kushto summarized the proposed ordinance that would update the committee section to include language for Planning Commission to mirror the language in the MPC, add a Pension Committee, and formalize the Historical Commission as a commission. The Board did not see a need for a Pension Committee and wanted that removed. The revisions will be made and followed by a review at a future meeting.

B. Authorization to Advertise the Proposed Private Family Burials Ordinance. Solicitor Kushto summarized the proposed Ordinance which had been discussed previously. She explained the changes that she received from the attorney representing the property owner requesting the ordinance. The Board authorized the Solicitor to advertise the ordinance for consideration at the August 17 meeting.

ENGINEER'S REPORT:

Engineer VanHise reported that the pre-construction meeting for the 2026 Roadway Maintenance Program will take place on July 28.

SUPERVISORS' COMMENTS:

There were none.

OTHER BUSINESS:

Chair Pogonowski announced there will be an executive session following the meeting to discuss personnel.

ADJOURNMENT:

On a motion by Treasurer Lloyd, seconded by Vice Chair Magne, the meeting was adjourned at 8:01 P.M.

Respectfully submitted,

Stacy Crandell, Manager